

# Warehouse | Light Industrial For Lease

3513 North Bay Drive Bldg. 1 | Sandusky OH 44870



## Property Highlights

- 3,500 sq. ft. available immediately
- Space includes two 12'x14' overhead doors, man door, overhead lighting, heat, restroom
- Located just off of SR 2 and SR 101 in Sandusky (Margaretta Township)
- Tenant pays utilities and prorated cost of snow removal
- Owner pays insurance and property taxes

### Lease Rate

\$1,825 per month  
(\$6.25 per sq. ft.)




Drawing is approximate.

Contact:  
**Kula Hoty Lynch**  
419.609.7000  
kula@hoty.com



Principals of owner are licensed REALTORS®

5003 Milan Road | Sandusky, Ohio 44870 | 800.416.4689 | 419.609.7000 | www.hoty.com | 

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# Aerial | Interior Photos

3513 North Bay Drive Bldg. 1



Sample unit



Sample unit

## 2023 Traffic Counts

	Vehicles Per Day
SR 101 (Tiffin Ave.)	8,173
SR 2	28,719


\*Courtesy of ODOT



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