

Light Industrial For Lease

3513 North Bay Drive Bldg. 1 | Sandusky OH 44870

**Machine-shop
Ready!**



Property Highlights

- 4,947 sq. ft. available 01/01/2026
- Space includes three 12'x14' overhead doors, man doors, overhead lighting, heat, restroom, plus an additional 530 sq. ft. mezzanine
- 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
- Machine-shop ready. Equipment list provided and is negotiable. See agent for details.


Lease Rate: \$2,267 per month



Contact:
Kula Hoty Lynch
419.609.7000
kula@hoty.com

Principals of owner are licensed REALTORS®

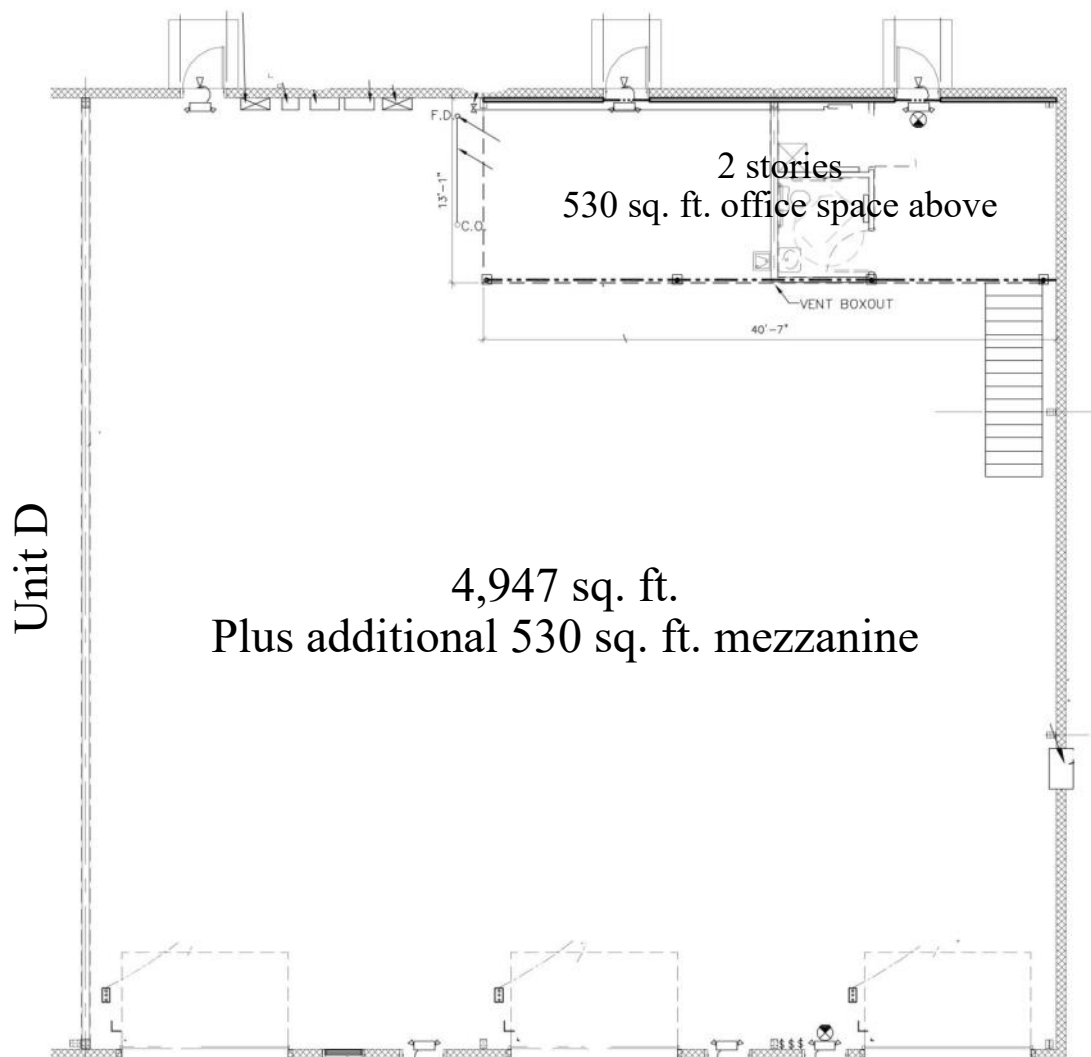


5003 Milan Road | Sandusky, Ohio 44870 | 800.416.4689 | 419.609.7000 | www.hoty.com | 

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Floor Plan | Available Equipment

3513 North Bay Drive Bldg. 1



Available Equipment Includes:

- 480 volt electric distribution bus with over 20 bus plugs installed
- A transformer for reducing the 480 volts to 240 volts at one location
- Donaldson Torit dust collection system with duct in place at numerous locations
- Okuma Cadet CNC lathe
- Several other lathes
- Milling machine
- Hobart spray wash system
- Band saw
- Drill press
- Two industrial sinks with hot water heater, sump, and two liquid waste disposal storage tanks
- Storage racks and cabinets



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