

Warehouse | Light Industrial For Lease

3513 North Bay Drive Bldg. 2 | Sandusky OH 44870

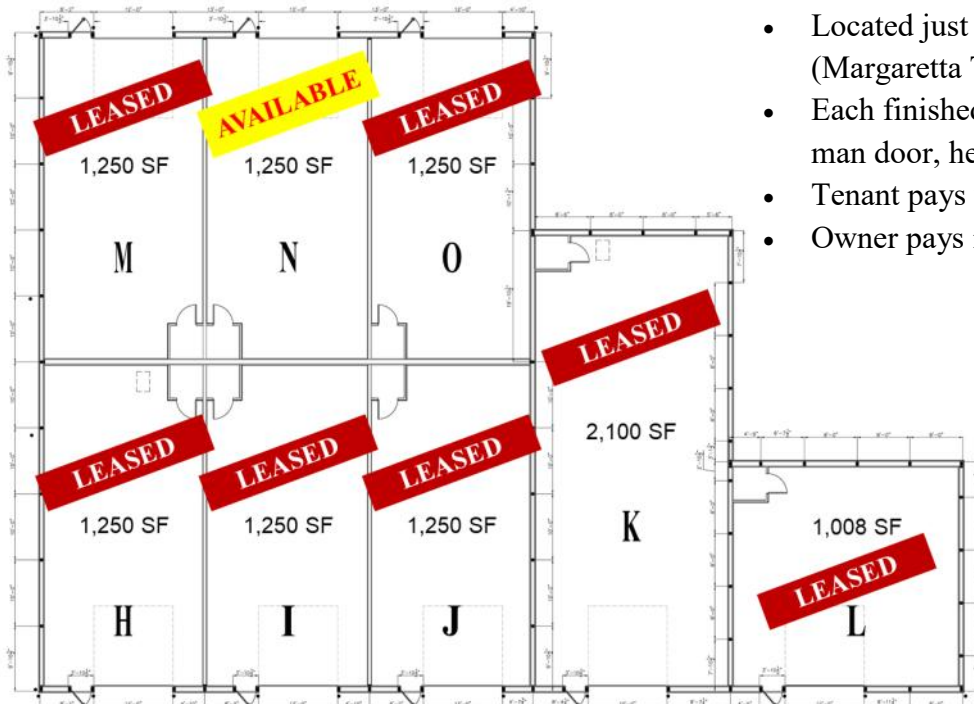


Property Highlights

- 1,250 SF unit available July 1, 2026
- +/-10,000 sq. ft. building constructed in 2021
- Located just off of SR 2 and SR 101 in Sandusky (Margaretta Township)
- Each finished unit includes 12'x12' overhead door, man door, heat, lighting and one restroom
- Tenant pays utilities and prorated cost of snow removal
- Owner pays insurance and property taxes

Lease Rate


\$6.72 per sq. ft.



Contact:
Kula Hoty Lynch
419.609.7000
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Principals of owner are licensed REALTORS®

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

Brokerage | Leasing | Project Development | Construction Management | Site Selection | Consulting

Aerial | Interior Photos

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Sample unit. Actual unit will vary.



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2024 Traffic Counts


	Vehicles Per Day
SR 101 (Tiffin Ave.)	8,279
SR 2	29,431

**Courtesy of ODOT*

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