



FOR SALE OR LEASE



2100 Cedar Street, Fremont, OH 43420

- The property is strategically located near The Ohio Turnpike (I-80) in Northwest Ohio
- Formerly known as the ORBIS Building, situated in Kessler Industrial Park along with Ardagh Group, Green Bay Packing, Pixelle Specialty Solutions. Close proximity to Kraft Heinz
- Fremont is positioned between Detroit, Toledo, Cleveland and Columbus
- Ability to expand. Property sits on nearly 9+ acres
- High ceilings for stacking
- Last mile location
- Access to airport, ports and highways
- Excellent regional location

Please Contact

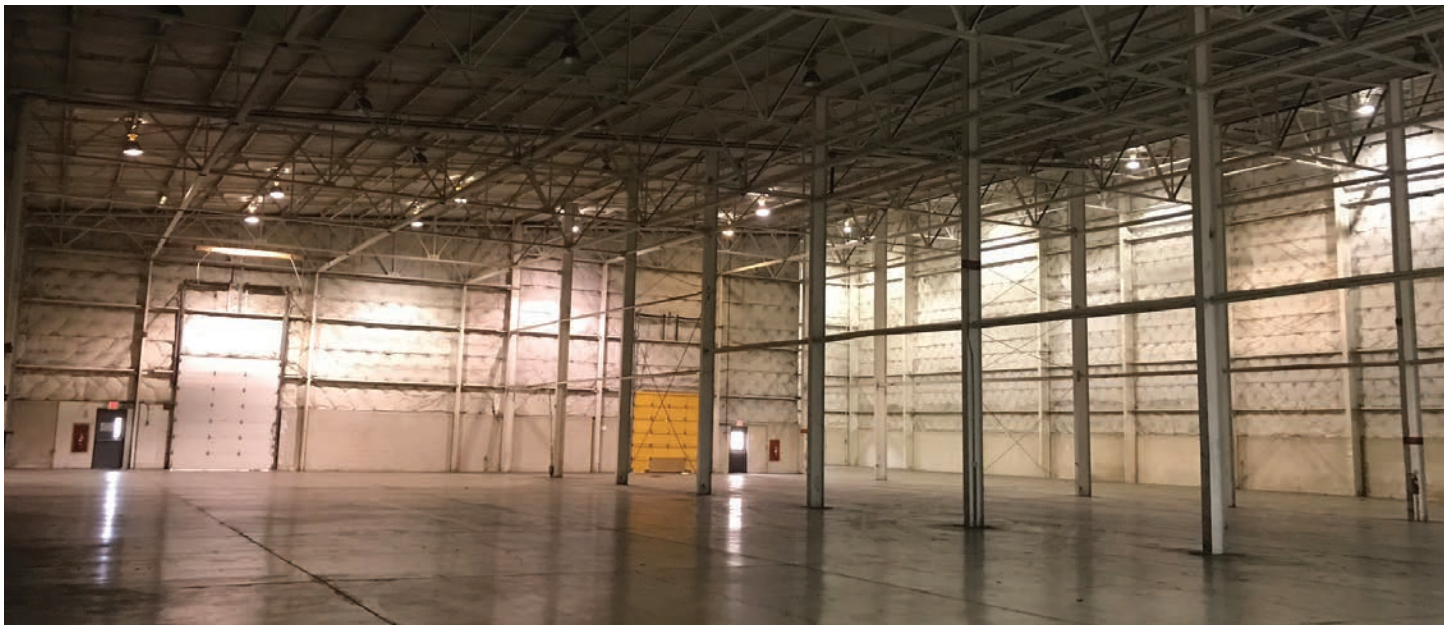
Chris DiSalle, CCIM
+1 419 973 0617
chris.disalle@am.jll.com

Lease rate - \$4.00 NNN

Sales price - \$2,375,000 / Negotiable

Property Highlights

ADDRESS	2100 Cedar Street, Fremont, OH 43420
PROPERTY TYPE	Industrial
YEAR BUILT	1976
TENANCY	Multi
SQUARE FOOTAGE	61,586 s.f.
DOCKS	6 ext
DRIVE INS	(4) Four total / 12' w x 14' h
TRUCK WELLS	(2) Two
TRUCK PER WELL	(3) Three
CEILING HEIGHT	26' - 55'
COLUMNS	Yes
CRANES	Yes

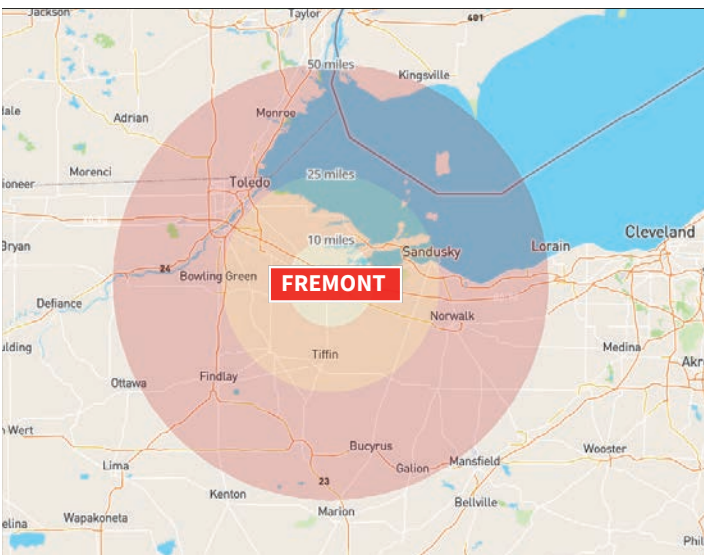
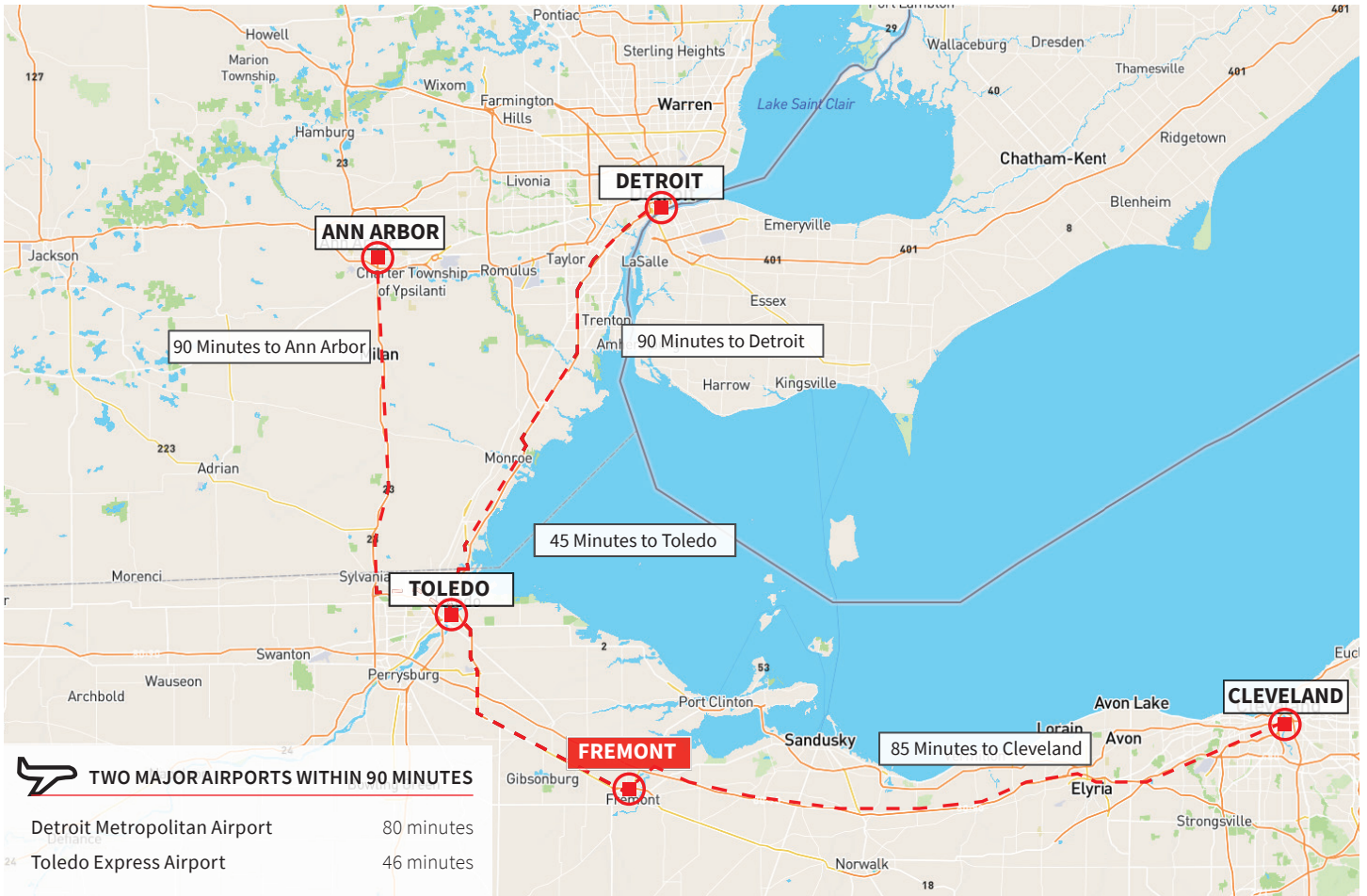


Property Photos



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

Aerial Overview



	10-mile	25-miles	50-miles
Population	50,189	251,935	1,307,990
Households	20,324	101,908	528,422
Avg House income	\$67,763	\$71,943	\$73,820



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

Location Overview



**2100 Cedar Street
Fremont, OH**

Chris DiSalle, CCIM
+1 419 973 0617
chris.disalle@am.jll.com

