



Lease Rate: \$1.75/SF NNN*
**rate for entire building*

Available Space:
Total: 42,600 SF

Minimum
Contiguous: 31,000 SF

Maximum
Contiguous: 42,600 SF

Building Size: 42,600 SF

Acreage: 5 acres

Zoning: Unzoned



**For More Information Please
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DETAILS :

- Overhead Doors - 2
- Truck Dock - 2
- Ceiling Height - 18' - 20'
- Office - 3,648 SF
- Structure - Concrete
- Exterior Walls - Block
- Floors - 8" reinforced concrete
- Heat - Hanging gas unit heaters
- Columns - steel & concrete
- Rail - On Site
- Power - 480V & 208V 3-Phase services. 4.5 Megawatts.
- 2009 Annual Real Estate Taxes - \$3,769

PROVIDERS:

- Electric - First Energy
- Gas - Columbia Gas
- Sanitary & Sewer - 12" Main City of Port Clinton
- Storm Sewer - onsite retention pond
- Water - 8" main, 90 PSI Ottawa County

FEATURES:

- EPA Attainment Area Status
- Fiber Infrastructure
- Wind turbine on site
- Two freshwater intakes in Lake Erie provide additional 1.5 million gallons/day raw water
- Interstate 80/90 - 18 miles
- Cleveland International Airport - 74 miles