



**1,650 SF to
5,020 SF
FOR LEASE**



BRAND-NEW INDUSTRIAL FLEX SPACE FOR LEASE

2022 E PERKINS AVE, SANDUSKY, OH 44870

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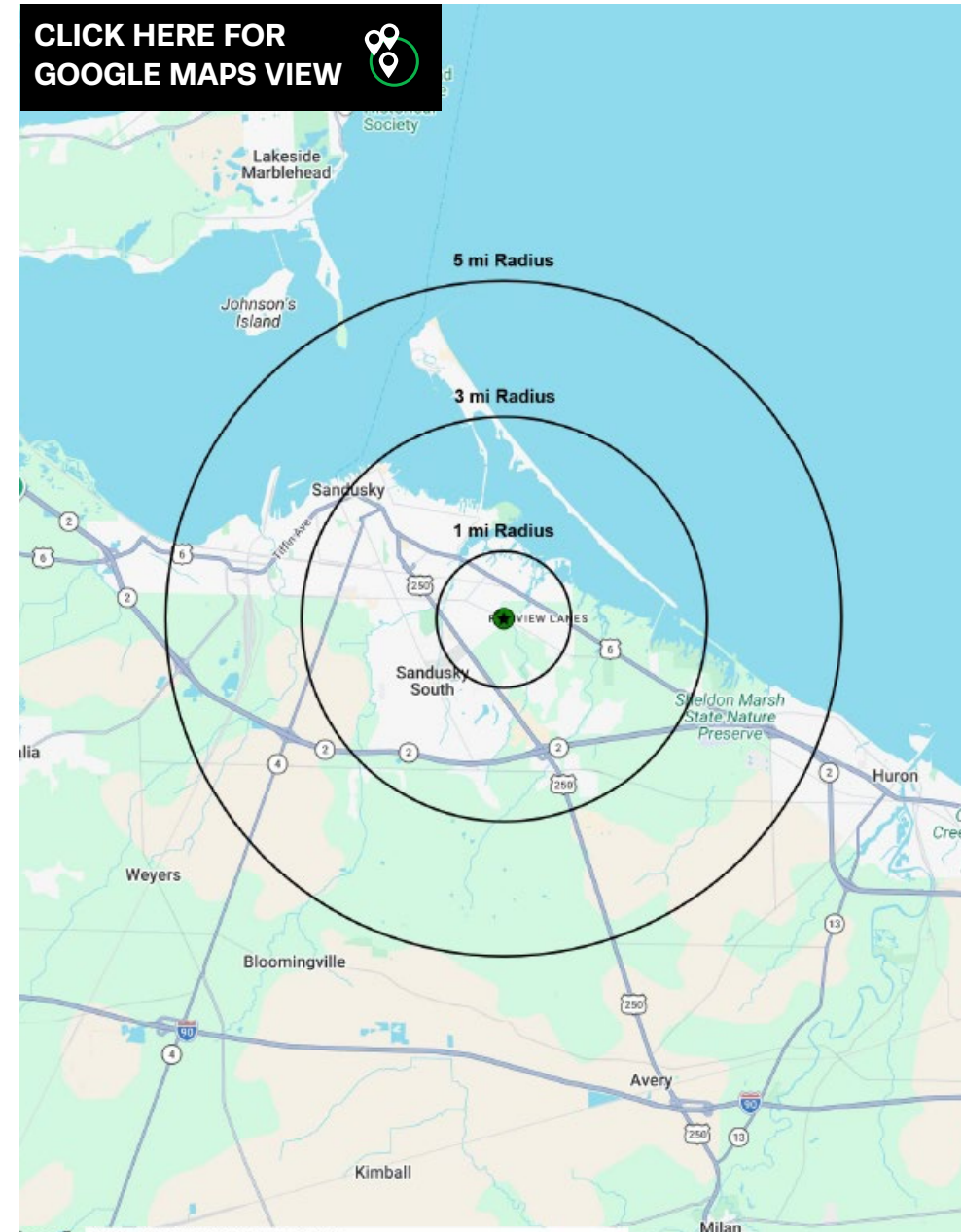
PROPERTY OVERVIEW

PROPERTY SUMMARY

- Brand-new industrial/office space is now available for lease in a highly accessible location at the southwest corner of E. Perkins Ave. and Strub Rd. in Sandusky.
 - 3 available spaces ranging from 1,650 SF to 5,020 SF
 - Spaces can be combined or demised to accommodate a variety of tenant needs
- Dedicated loading for each space
- Parking available in front and behind the building
- Spaces in shell condition ready for a customizable tenant buildout
- Convenient access from both E. Perkins Ave. and Strub Rd.
- Pylon signage available for future tenants
- This flexible property offers an excellent opportunity for businesses seeking new, customizable industrial or office space with convenient access, dedicated loading, ample parking, and prominent signage.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	4,966	30,185	38,588
HOUSEHOLDS	2,080	13,083	16,852
AVERAGE HH INCOME	\$71,481	\$87,070	\$86,943
MEDIAN HH INCOME	\$56,131	\$65,710	\$66,104
DAYTIME POPULATION	4,184	28,075	35,548

CLICK HERE FOR
GOOGLE MAPS VIEW



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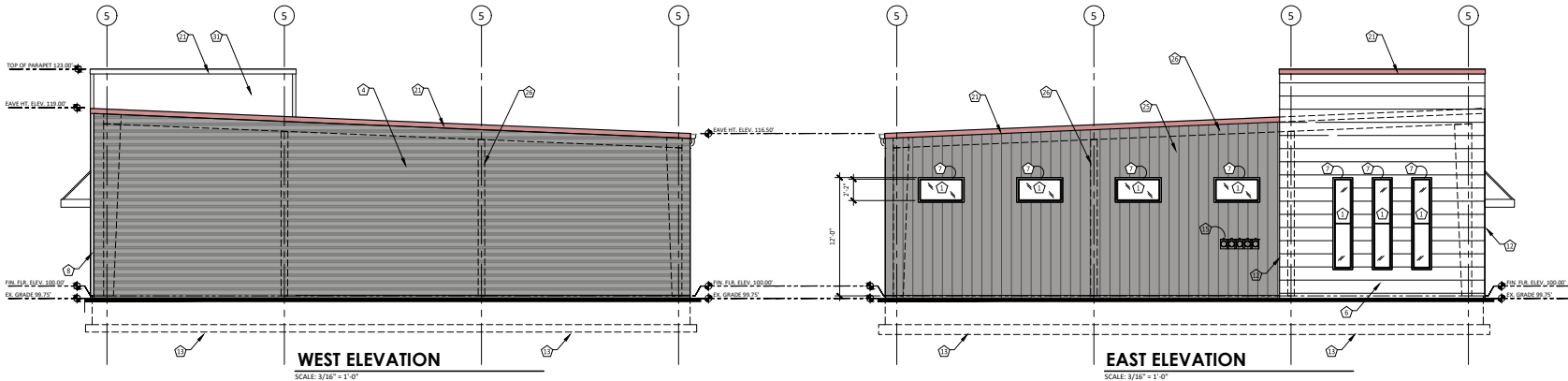
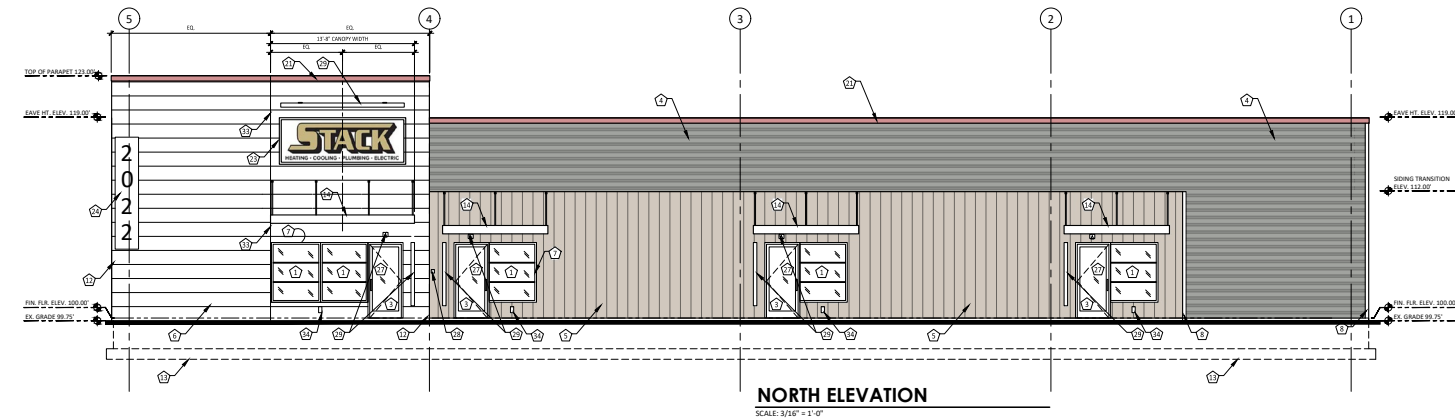
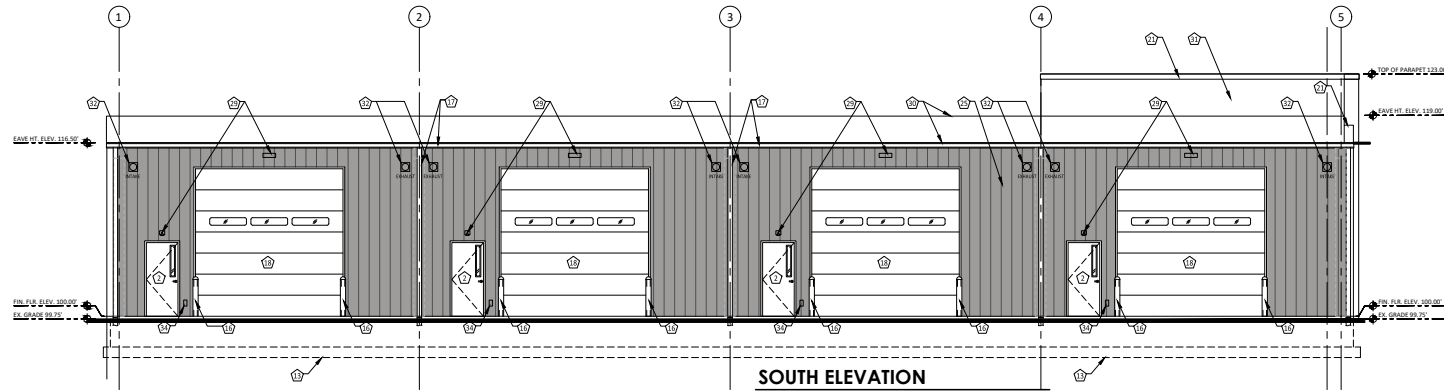
PICTURES



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SITE PLAN

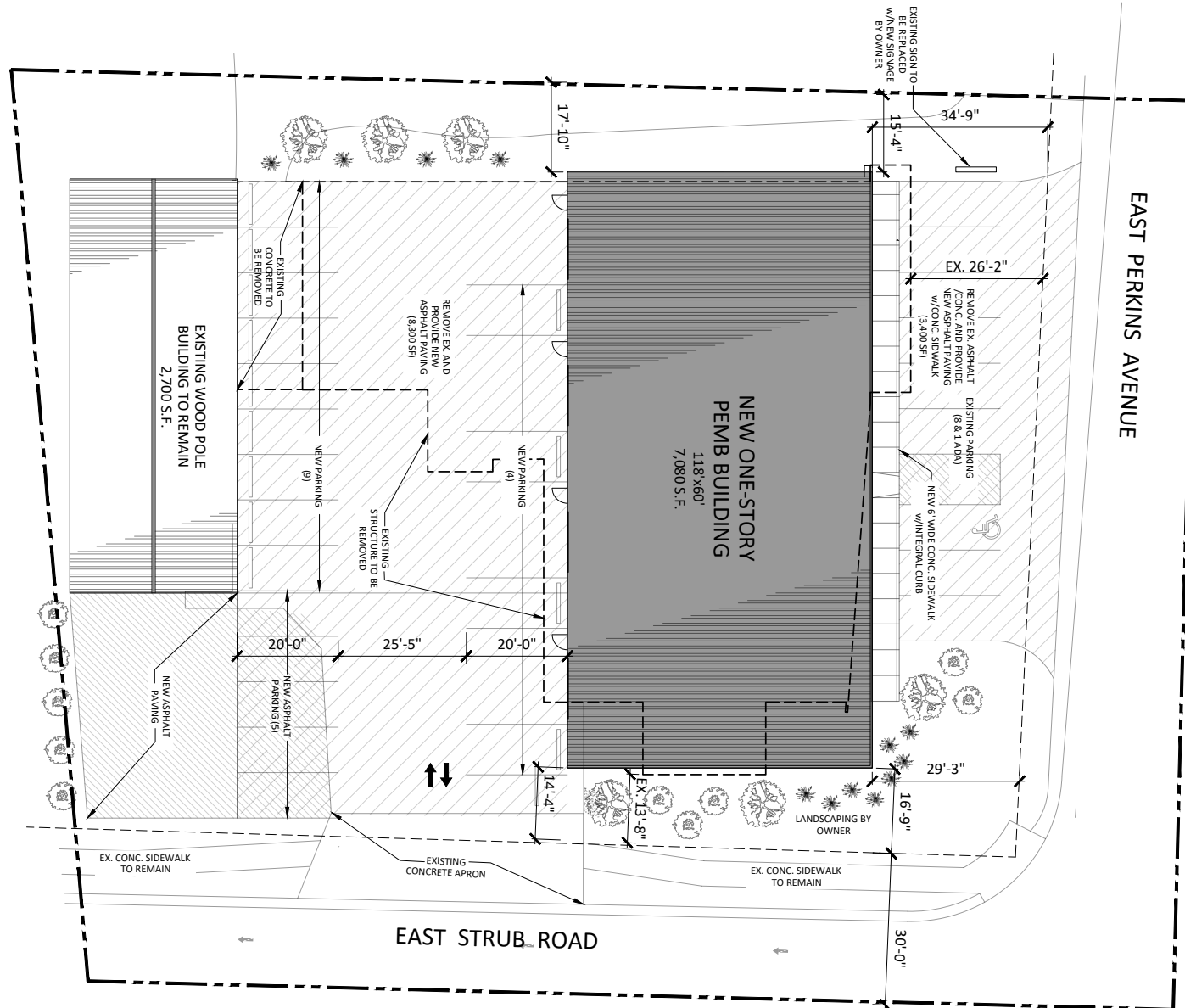


- ELEVATION KEYNOTES** ☼
- CONTRACTOR TO SUBMIT SHOP DRAWINGS AND COLOR CHARTS/SAMPLES FOR EACH PRODUCT FOR FINAL SELECTION BY ARCHITECT. INSTALLATION PER MANUFACTURER'S SPECIFICATIONS, GUIDELINES AND INSTALLATION INSTRUCTIONS AND TO PROVIDE OWNER WITH WARRANTIES SPECIFIED.
1. THERMALLY BROKEN ALUMINUM CLAD WINDOW SYSTEM PER WINDOW SCHEDULE
 2. INSULATED EXTERIOR DOOR PER DOOR SCHEDULE. COLOR: PAINTED DARK BRONZE TO MATCH SIDING
 3. NEW THERMALLY BROKEN ALUMINUM STOREFRONT ENTRANCE DOOR PER DOOR SCHEDULE. COLOR: DARK BRONZE
 4. "DMF" HORIZONTAL WALL PANEL "THINPALE" w/DPACLAD PVDF FINISH, 24 GA, 16" WIDE w/CONCEALED FASTENERS, COLOR: DARK BRONZE
 5. MBO SHADOW RIB VERTICAL METAL SIDING, COLOR: BROWNSTONE
 6. "DMF" HORIZONTAL WALL PANEL FRIEZE w/DPACLAD PVDF FINISH, 22 GA, 12" WIDE w/CONCEALED FASTENERS, STIFFING BEAD. COLOR: WHITE
 7. "DMF" WINDOW TRIM BY SIDING MFG. - COLOR: TO MATCH ADJACENT
 8. "DMF" CORNER TRIM BY SIDING MFG. - COLOR: TO MATCH ADJACENT
 9. MBO WINDOW TRIM BY SIDING MFG. - COLOR: TO MATCH ADJACENT
 10. MBO CORNER TRIM BY SIDING MFG. - COLOR: TO MATCH ADJACENT
 11. "DMF" WINDOW TRIM BY SIDING MFG. - COLOR: TO MATCH ADJACENT
 12. "DMF" MITERED CORNER TRIM BY SIDING MFG. - COLOR: TO MATCH ADJACENT
 13. REFER TO STRUCT. DWGS. FOR FOUNDATIONS
 14. NEW MANUFACTURED AND PRE-ENGINEERED CANOPY WITH THE BACKS, BUILT-IN GUTTER/DRAIN, EQUAL TO "RUSCO", COLOR: BLACK. IF LONG LED LIGHTING MOUNTED TO UNDERSIDE OF CANOPY. REFER TO ELEC. DWGS.
 15. ELECTRICAL SERVICE METER BASES IN DARK BRONZE SIDING.
 16. CONCRETE FILLED PIPE BOLLARDS - SEE DETAIL 9/A3.D
 17. GUTTER & DOWNSPOUT - SEE ROOF PLAN AND CIVIL DWGS. FOR BELOW GRADE
 18. NEW 14' X 14' INSULATED OVERHEAD DOOR PER DOOR SCHEDULE. COLOR: WHITE TO PROVIDE KNOX BOX WITHIN 72" OF MAIN ADDRESS ENTRY DOOR AND 48"-72" A.F.F.
 19. COUNTERFLASHING
 20. 6" HT PRE-FINISHED CORING, COLOR: RED BY TRU-FORM
 21. OMITTED
 22. 12'-0" X 4'-6" SIGNAGE BY SIGNAGE CONTRACTOR WITH LED WALL WASH LIGHTING ABOVE, POWER BY E.C. PER ELEC. DWGS.
 23. 2'-0" X 3'-0" LED HAUL-LIT ADDRESS SIGNAGE BY SIGNAGE CONTRACTOR - MOUNTED TO WALL, POWER BY E.C. PER ELEC. DWGS.
 24. MBO SHADOW RIB VERTICAL METAL SIDING, COLOR: MIDNIGHT BRONZE
 25. PERM MAIN FRAME (BEYOND)
 26. VINYL TENANT SIGNAGE BY OWNER
 27. KNOX BOX
 28. LED LIGHTING - REFER TO ELEC. DWGS.
 29. PERM STANDING SEAM GALVALUME METAL ROOF - STANDARD FINISH
 30. WHITE METAL ROOFING AND SUBSTRATE ON BACKSIDE OF PARAPETS
 31. MECHANICAL RADIANT HEAT INTAKE/EXHAUST - SEE MEP.
 32. BACK TO BACK "I" JOINTS FOR DMF METAL WALL PANELS, COLOR TO MATCH METAL WALL PANELS
 33. WEATHERPROOF OUTLET PER ELEC. DWGS. (TYP. OF 8)

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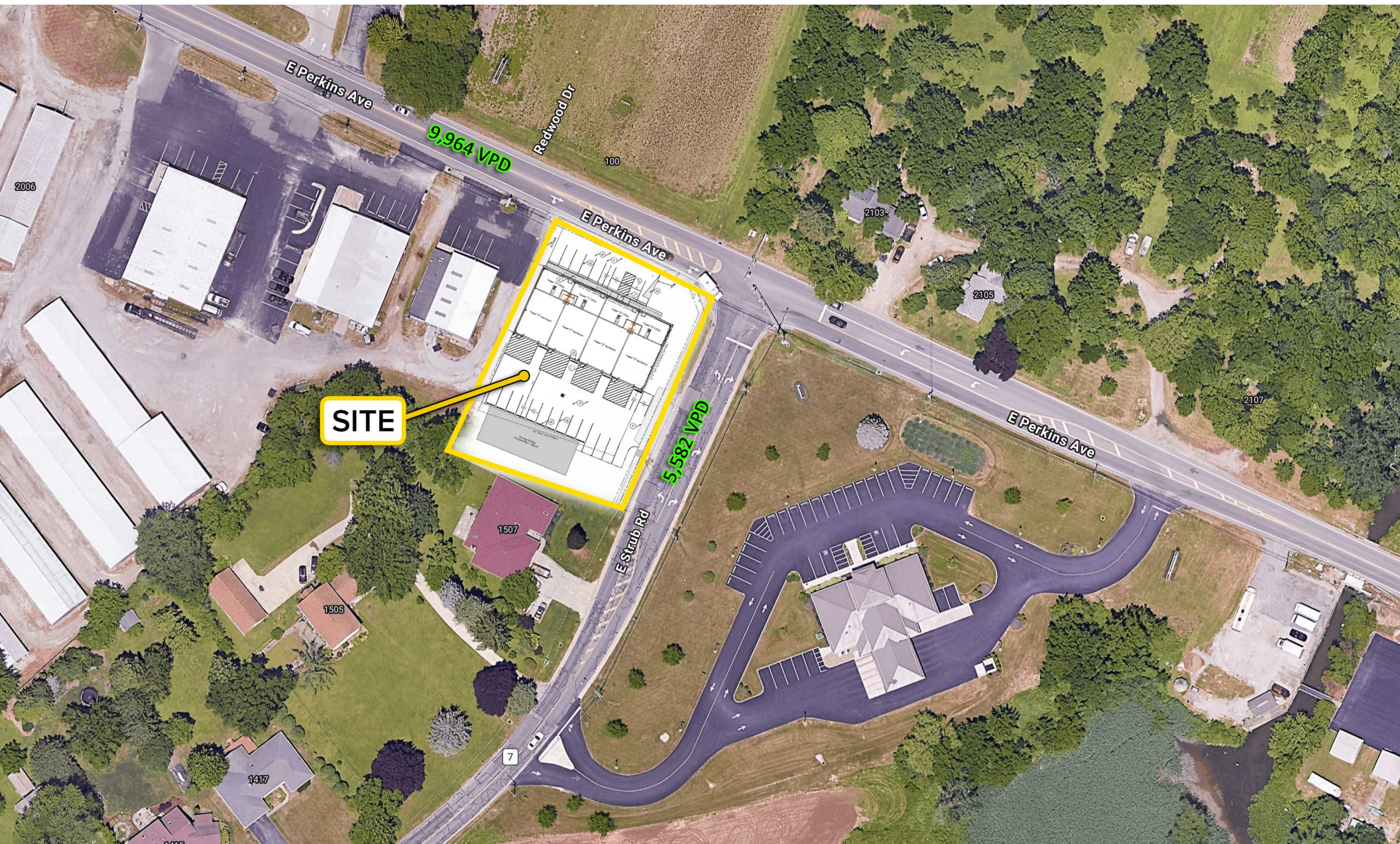
SITE PLAN



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MICRO AERIAL



2022 E Perkins Ave, Sandusky, OH 44870

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