

243,432±sf Industrial Warehouse on 63± Acres

Former Uniroyal Plant



4919 West Lakeshore Dr
Port Clinton, OH

ABSOLUTE AUCTION
Friday, July 18th at 12pm (onsite)

243,432±sf Warehouse on 63.36± Acres



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Auctioneer: Barry Baker
Barry@OhioRealEstateAuctions.com
937-581-3037
1128 Pinnacle Club Dr, Grove City, OH 43123-8184

243,432±sf Industrial Warehouse on 63± Acres

4919 West Lakeshore Dr
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243,432±sf Warehouse

63.36± Acres

13th St.

Main Entrance

W. Lakeshore Dr./OH2

Camp Perry



Camp Perry



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Formerly the Uniroyal plant built in 1953. Sitting on over 63.36± acres the building has been vacant for a few years and is a bit rough around the edges but would be great for storage or warehousing. The office area is estimated at 2,500 SF. Clear span ceiling height is well over 30'. There are numerous docks and a railroad spur leads up to the building. The big plus with this property is the 63 acres of which over half is wooded. Lots of potential with the land including possible hunting. Deer were photographed on the property during inspection. Camp Perry surrounds this property on the North, East and South.

Annual Taxes

\$5,701 plus \$1,178.94 Sewer assessment till 2027. The association in the business park also charges \$1,000 per month for common area maintenance.

Directions to Property

From OH-2 which is West Lakeshore Drive on the West side of Port Clinton go North on Ave. H which is the main entrance into the "Lake Erie Business Park" next to Camp Perry. Turn right on 13th Street. The property is at the end of the street.

REALTOR® Participation

REALTOR® showings and cooperation are encouraged. For full compensation instructions see REALTOR® section of our website. Please call the auctioneer to schedule all showings.

Auctioneer

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Basic Terms

Sells Regardless of Price to the Highest bidder with no minimums or reserves. 10% down by cash or check which will become your non refundable deposit. The real estate is sold As Is with no contingencies. All inspections must be done prior to Auction. Close within 30 days. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. Short tax proration. Buyer pays all closing costs. Marketable deed given at closing with no liens or back taxes.

Deposit and Closing

Closing to occur within 30 days of Auction. The closing will take place with Louisville Title Agency. 419-248-4611



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