

# ABSOLUTE AUCTION

THURSDAY, MARCH 12, 2026, 12:00 PM



COMMERCIAL  
REAL ESTATE



## EXCITING AUCTION OPPORTUNITY!

21,000 Sq. Ft. Building

1811 SAWMILL PKWY,  
HURON, OH 44839

### LIVE ONSITE WITH ONLINE BIDDING

#### AUCTION HIGHLIGHTS

- 1.76-Acre Fenced Lot
- Zoned I-2
- Public Utilities
- Good Exposure
- Erie County
- Sawmill Industrial Park



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## REAL ESTATE

Clean commercial building located in the Sawmill Industrial Park. Zoned I-2. This versatile property offers possibilities for owner, users, investors, or those seeking a potential multi-tenant setup. Property highlights include:

- Flexible layout that can be divided for multi-tenant income; First Bay: having 15' X 16' overhead door; 8' X 8' door; front office area with full bath; break room; half bath; clear-span shop area with two overhead hoists; air compressor; overhead gas tube heat; approx. 7,000 sq. ft. Second Bay: offers front offices with front foyer area; half bath; 18' X 45' paint room; (2) 12' X 12' overhead doors; overhead gas tube heat; approx. 7,000 sq. ft. Third Bay: offers office area; 14' X 14' overhead door; 8' X 8' door; (2) half baths; 17' X 39' paint room; compressor shed with horizontal compressor, approx. 7,000 sq. ft.
- Ideal for a wide range of commercial, industrial, manufacturing or service-based uses
- Three-phase electric
- Fenced 1.76-acre lot
- Public utilities
- Highly convenient location with quick access to SR 2
- Erie County parcel #42-01417.000 & #42-01416.000

## NOTE

Property will be open auction day at 10:00 AM.

## TERMS ON REAL ESTATE

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.



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