



FREMONT INDUSTRIAL PARK

PARCEL INFORMATION

Data as of 9/1/2024

FIP PLAT LOT NO.	TAX I.D. PARCEL NO.	ACRES	LIST PRICE ¹	SALE PRICE ²	PROPERTY SOLD ³	SALE DATE ⁴	BLDG. GSF ⁵	STREET ADDRESS ⁶	OWNER OF RECORD & OCCUPANT COMPANY
1	62-17-03-151-001	2.98	\$9,000/ac				N/A	1739 Locust St.	<u>City of Fremont:</u> Lots 1-4 are improved, contiguous & available for purchase (= 10.6ac)
2	62-17-03-151-002	2.52	\$9,000/ac				N/A	1715 Locust St.	
3	62-17-03-151-003	2.71	\$9,000/ac				N/A	701 Industrial Dr.	
4	62-17-03-151-004	2.41	\$9,000/ac				N/A	613 Industrial Dr.	
5	62-17-03-151-005	2.29	\$28,750	\$292,500 \$280,000 \$400,000	Land & Bldg.	12-23-03 4-30-12 8-31-18	10,000	515 Industrial Dr.	White River Knife & Tool (WRKT Properties)
6	62-17-03-151-006	3.62	\$9,000/ac				N/A	423 Industrial Dr.	<u>City of Fremont:</u> Lots 6-15 are improved & Available for purchase; Lots 6-9 contiguous = 16ac Lots 10-12 contig = 14ac Lots 13-15 continuous = 9ac
7	62-17-03-151-007	4.48	\$9,000/ac				N/A	325 Industrial Dr.	
8	62-17-03-151-008	3.95	\$9,000/ac				N/A	301 Industrial Dr.	
9	62-17-03-151-009	3.93	\$9,000/ac				N/A	209 Industrial Dr.	
10	62-17-03-151-010	2.05	\$9,000/ac				N/A	210 Industrial Dr.	
11	62-17-03-151-011	2.66	\$9,000/ac				N/A	308 Industrial Dr.	
12	62-17-03-151-012	9.54	\$9,000/ac				N/A	402 Industrial Dr.	
13	62-17-03-151-013	2.68	\$9,000/ac				N/A	412 Industrial Dr.	
14	62-17-03-151-014	3.09	\$9,000/ac				N/A	500 Industrial Dr.	
15	62-17-03-151-015	2.89	\$9,000/ac				N/A	518 Industrial Dr.	
16	62-17-03-151-016	2.30	\$28,750 \$250,000	\$27,600 \$265,000	Land only Land & Bldg.	5/26/00 7/30/08	7,800	616 Industrial Dr.	Restaurant Recycling Services LLC
17	62-17-03-151-017	2.23	\$27,875	\$14,000 \$193,000	Land only Land & Bldg.	6/24/99 4/26/05	4,800	702 Industrial Dr.	Whitaker Welding & Mechanical
18	62-17-03-151-018	2.27	\$28,375 \$30,000	\$20,430 \$30,000 \$?	Land only Land only Land only	4/20/00 5/22/03 12/01/21	Cleared Lot	1531 Locust St.	Barry Anderson, Anderson Construction
19	62-17-03-151-038 Total acreage: 15.73	2.41	\$196,625	\$78,650 \$4.5 Mill	Land only Land & Bldg	04/01/17	27,440	1634 Locust St.	Generate Fremont Digester, LLC
20		10.90							
21		2.41							
22	All three parcels combined as Parcel 62-17-03-151-023	3.71	\$ 81,990	\$ 81,990	Land only	5/1/97	20,000	1556 Locust St.	MICH-I-TENN, LLC Flor-Dri Supply Co., Inc.
23		3.02							
24		2.38							

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	Total: 9.11 acres								
25	62-17-03-151-025	2.78	\$61,125	\$34,230	Land only	8/31/99	31,504	1418 Locust St.	MPH Properties, LLC MI Produce Haulers (MPH) Trucking & MPH Logistics
26	62-17-03-151-026	2.11	N/A	See below	Included w/below	9/27/06			
27	2 parcels combined	2.11	\$37,980	\$21,100	Land only	12/18/95		1340 Locust St.	
28	62-17-03-151-028 Total: 4.22 acres	2.11	N/A	\$1085,000	Land & Bldg.	9/27/06			
29	62-17-03-151-029	2.11	\$26,375 N/A \$239,900	\$14,000 \$205,000 \$172,500	Land only Land/Bldg. (LC) Land/Bldg.	4/23/99 11/2/00 4/11/08	4,928	1310 Locust St.	Amy Essebeggars Johnson Drum-Drying Mfg.
30	62-17-03-151-030	1.99	\$12,500 N/A	\$12,500 \$182,000	Land only Land & Bldgs.	7/21/93 5/21/03	15,030	1256 Locust St.	Fremont Mini-Storage, Inc.
31	62-17-03-151-031	1.61	N/A	N/A	N/A	N/A	4,830	1230 Locust St.	Schwans Home Service, Inc. Schwans Sales Enterprises, Inc.
32	62-17-03-151-036	1.51	105,000	\$95,000	Land & Bldgs.	3/20/84	14,798	1212 Locust St.	Hi-Lites Graphics, Inc.
OUTLOT A	62-17-03-151-033	6.09	N/A	N/A	<u>Public-owned:</u> As dedicated in FIP Plat	N/A	N/A	510 S. Green Ave.	City of Fremont Stormwater detention ponds & Natural Features
OUTLOT B	62-17-03-151-034	11.81						1511 Locust St.	
OUTLOT C	62-17-03-151-035	3.57						1500 Locust St.	
Not in FIP Plat	62-17-03-276-002	0.88	N/A	\$160,000	Land & Bldg.	9/3/03	5,760	425 Connie Ave.	Progressive Manufacturing, LLC
Not in FIP Plat	62-17-03-280-013	13.91	\$2,500,000	\$2,500,000	Land & Bldg. (From Sundor Brands, Inc., a P & G Co.)	10/8/97	170,263	502 Connie Ave.	Dura Automotive Systems, Inc.
Not in FIP Plat	62-17-03-280-006	0.96							

1 = List prices for vacant lots owned by City (Lots 1-4 & 6-15) are currently \$9,000 per acre with full City services (price is negotiable depending on amount of private investment, job creation, etc.) The City has adjusted the list price for vacant lots several times over the years: 9/82=\$1,000/acre; 12/93=\$5,000/ac; 9/95=\$9,000/ac; 3/99=\$12,500/ac.

List prices for parcels/buildings for sale by private parties are based on most recent real estate listing or were asking prices prior to noted sale.

2 = Sale prices for all parcels/buildings are based on prices recorded with the property transfer document (deed, land contract, etc.)

3 = Property Sold indicates either vacant land sold by the City or land with or without a building as sold by a private party or both.

4 = Sale Date indicates either the sale of vacant land by the City or the sale of land with or without a building by a private party or both.

5 = GSF (Gross Square Feet) 6 = Addresses for unsold lots are tentative until building & driveway locations are determined.