



TURNKEY BID DEADLINE JUNE 25 ::::::::::::::::::::::::::::::::::::::

Liquidation of Turnkey rPET Recycling Facility

Sale of All Assets, Including Real Estate & M&E

 202 Watertower Dr., Clyde, OH

HIGHLIGHTS

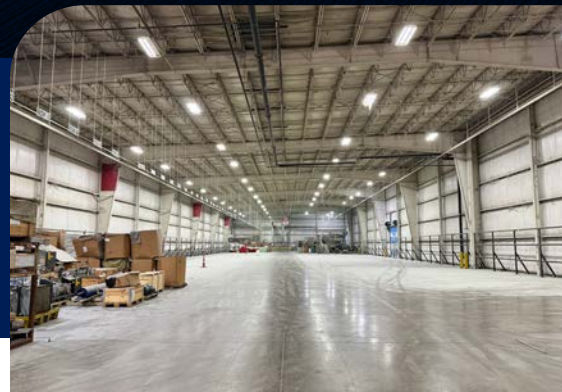
- Existing plastics processing infrastructure ready for immediate use
- Clear heights of up to 52' support a wide range of industrial operations
- Robust loading capabilities with 14 dock-high & grade-level doors
- Substantial indoor/outdoor storage, including eight silo storage units, each capable of storing 300K lb of rPET & PET material






DETAILS

Hilco Global is executing the liquidation sale of this turnkey rPET recycling facility, totaling 288,980± SF on a 34.66± AC site. This industrial building features a functional layout that supports both manufacturing and warehouse operations, with improvements constructed in multiple phases between 1997 and 2022. Clear heights ranging from 22'-52', combined with a mix of dock-high and grade-level loading and a modest office/mezzanine buildout, work together seamlessly to maximize production, storage and office use.

The site is fully serviced by utilities and zoned I-1 General Industrial, permitting a wide range of industrial uses, including the former operation of plastics processing and recycling. The existing infrastructure is compatible with numerous industrial applications.

Additionally, the site includes 13.88± AC of excess land (included in total acreage), providing the potential for future expansion or development, all within a stable, manufacturing-oriented market with strong regional connectivity.



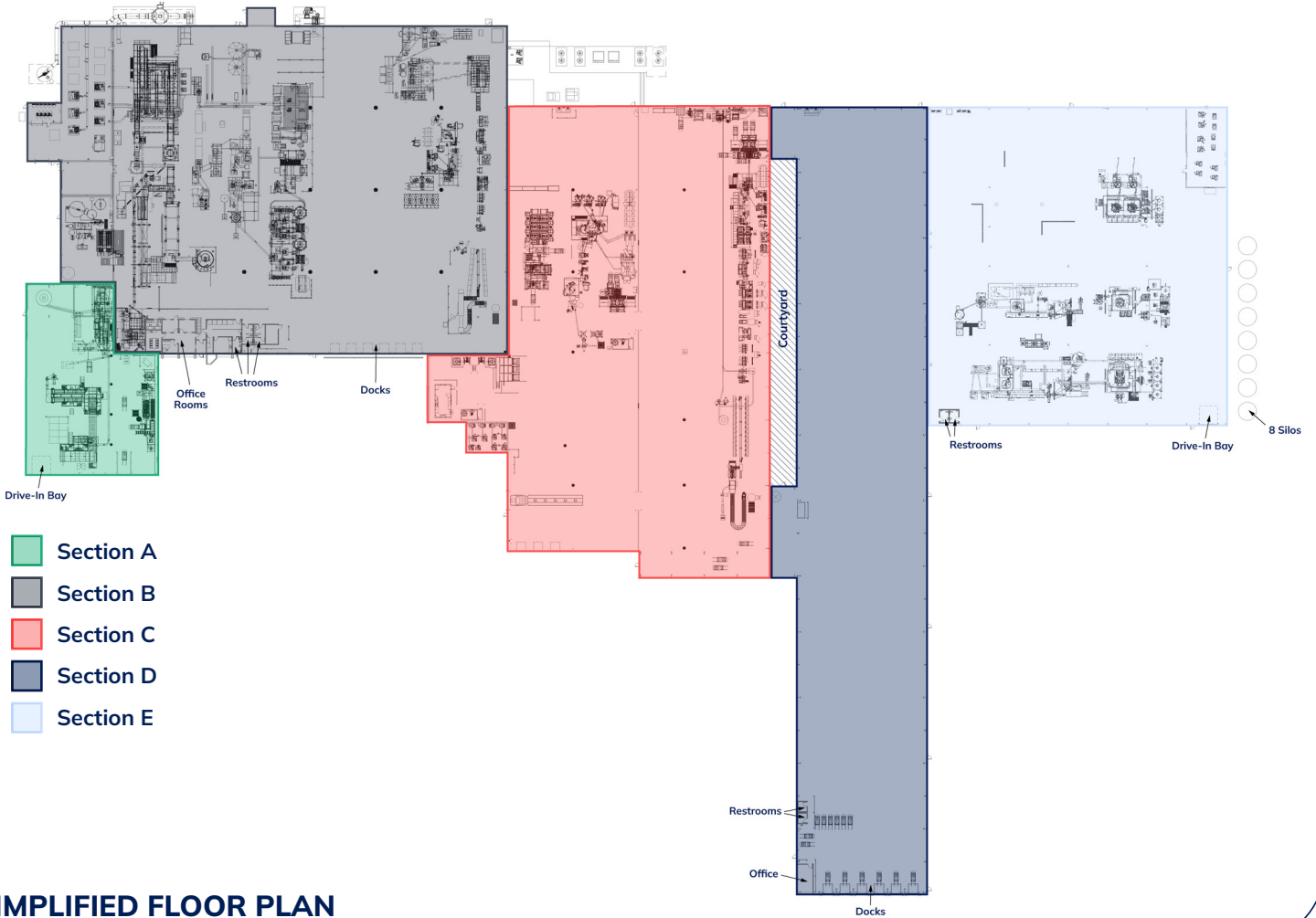
	Building Size	288,980± SF
	Year Built	1997 (Renov. 2022)
	Parcel Size	34.66± AC (Incl. 13.88± AC of excess land)
	Zoning	I-1 (General Industrial)
	Taxes (2023)	\$134,424

Full M&E List Available Here

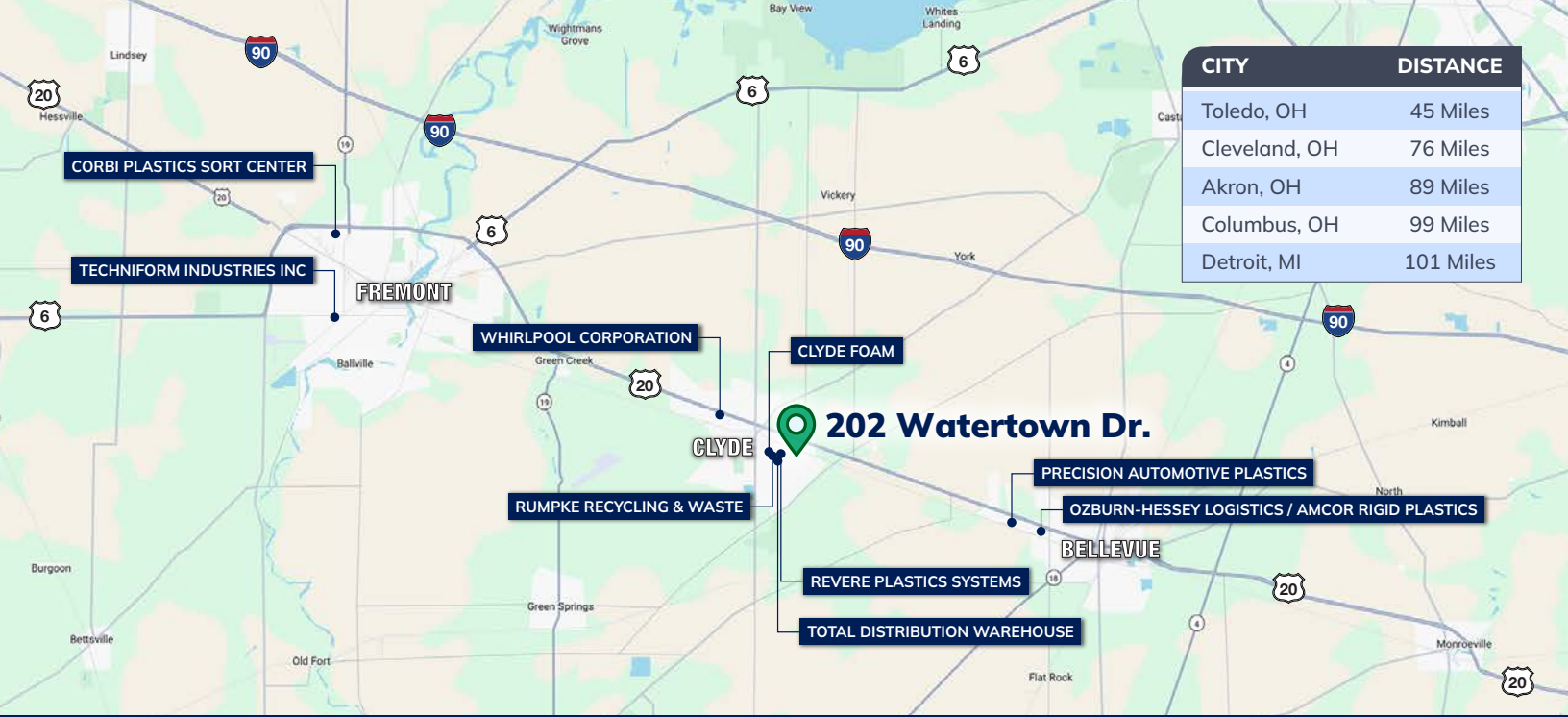
Inclusive of Starlinger Solid State Polycondensation & Pelletizing Lines; Pelletizing Equipment, Bale Breaking & Sorting Lines; Tomra Optical Sorters; & More

855.755.2300
HilcoRealEstateSales.com





SIMPLIFIED FLOOR PLAN



202 Watertown Dr., Clyde, OH

LOCAL INFORMATION

Strategically positioned within the Cleveland-Toledo industrial corridor in Sandusky County, Clyde, Ohio, provides strong logistical advantages with immediate access to major transportation routes, including proximity to McPherson Highway/U.S. 20 and regional interstate connections like OH-101. The location is approximately 64 miles southwest of Cleveland Hopkins International Airport and 54 miles east of both the Toledo Express Airport and the Toledo-Lucas County Port Authority, further supporting regional and national distribution.

The industrial market in Clyde continues to be shaped by its long-standing role in plastics processing and recycling, with strength in rPET/PET production. The region has emerged as a notable Midwestern hub for converting post-consumer PET bottles into high-quality rPET resins used in food-grade packaging, textiles and industrial applications. This concentration of rPET/PET activity has reinforced Clyde's broader industrial base, attracting logistics, materials handling, and downstream manufacturing users seeking proximity to recycled resin supply.

SALE INFORMATION

ON-SITE INSPECTIONS

By Appointment Only

TURNKEY BID DEADLINE

June 25 by 5:00 p.m. (CT)

MACHINERY & EQUIPMENT AUCTION

July 9, starting at 9:00 a.m. (CT)

BID SUBMISSIONS

All bids should be submitted on the approved Purchase & Sale Agreement available on the Hilco Global website. Bids must be submitted to Michael Kneifel at mkneifel@hilcoglobal.com and Chet Evans at cevans@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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