

For Sale

# Prime Distribution Site

48 Acres | \$60,000 / AC



**NAI**Harmon Group  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## 0 County Rd 212

Findlay, OH 45840

### Property Highlights

- Ideal Distribution Site
- Unzoned
- Utilities to Site
- Easy Access to I-75
- 3,000,000 SF of Distribution within a Half Mile of Site - Campbell's Soup, Lowe's, McLane, Whirlpool

### Property Description



Call Now  
For More Information

**Dallas Paul**

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#### OFFERING SUMMARY

Sale Price	\$60,000 / acre
Lot Size	48.0 Acres

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,264	\$44,025
5 Miles	53,538	\$57,526
10 Miles	79,998	\$59,204

**NAI**Harmon Group | 4427 Talmadge Rd Suite A, Toledo, OH 43623 | (419) 960-4410 | naiharmon.com

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## GENERAL INFORMATION

<b>Property:</b>	Allen Township/Findlay, Ohio
<b>Location:</b>	0 County Rd 212
<b>Closest Intersection:</b>	County Rd 212 & Township Rd 99
<b>City, State:</b>	Findlay, Ohio
<b>County:</b>	Hancock
<b>Zip:</b>	45840
<b>Parcel No:</b>	020001030984

## UTILITIES

<b>Gas:</b>	Columbia Gas
<b>Water:</b>	Findlay Northside of 212
<b>Sanitary Sewer:</b>	Findlay Sewer 24"
<b>Electric:</b>	AEP
<b>Storm Sewer:</b>	Findlay

## REAL ESTATE TAX INFORMATION

<b>Real Estate Tax Year:</b>	2019
<b>General Taxes:</b>	\$1193
<b>Special Taxes:</b>	\$5700
<b>Total Annual Taxes:</b>	\$6893

## PROPERTY INFORMATION

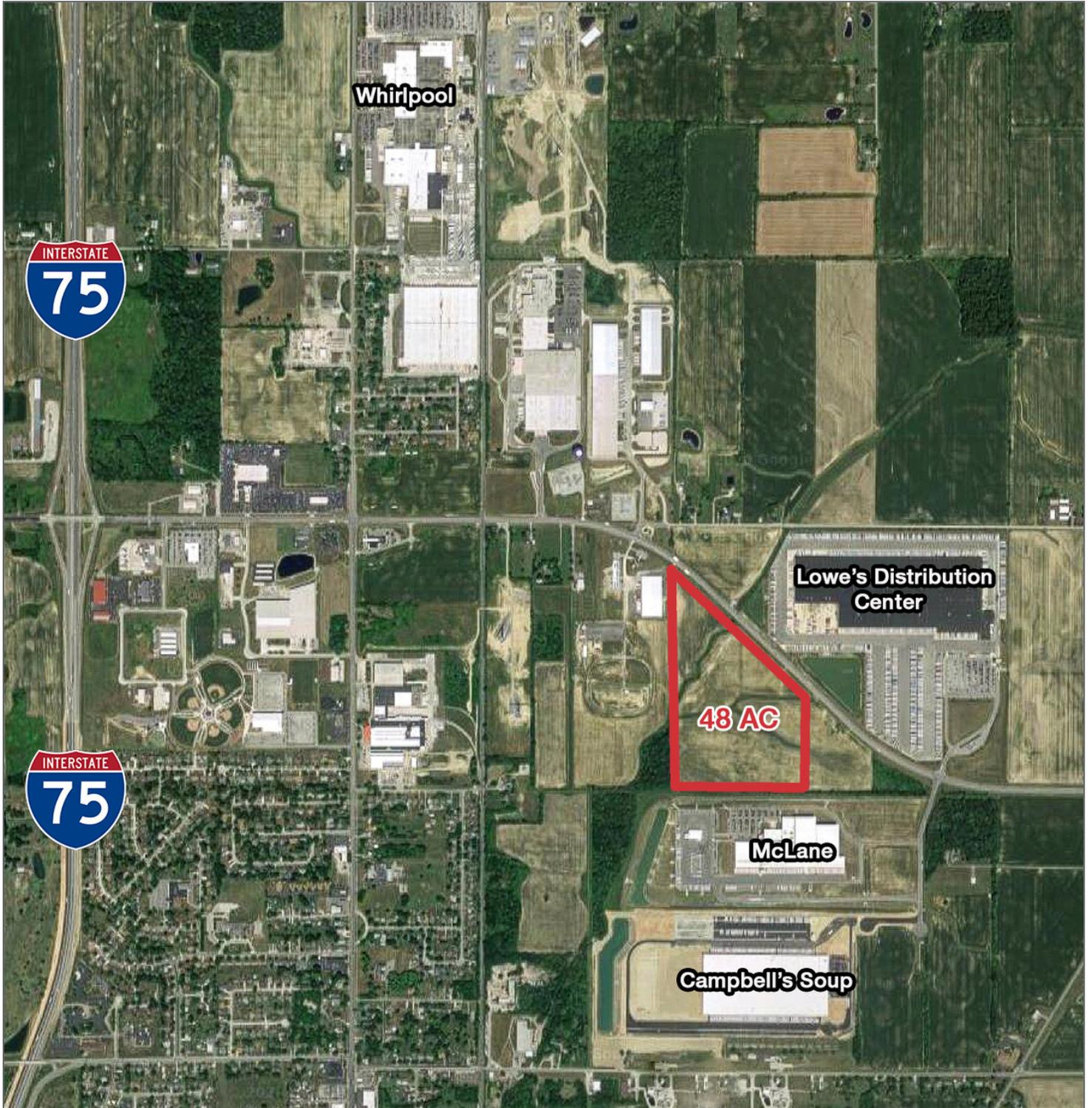
<b>Land Size:</b>	48 Acres
<b>Land Dimensions:</b>	Irregular Fronting CR 212
<b>Zoning:</b>	Unzoned
<b>Current Use:</b>	Agricultural
<b>Traffic Count:</b>	14,243

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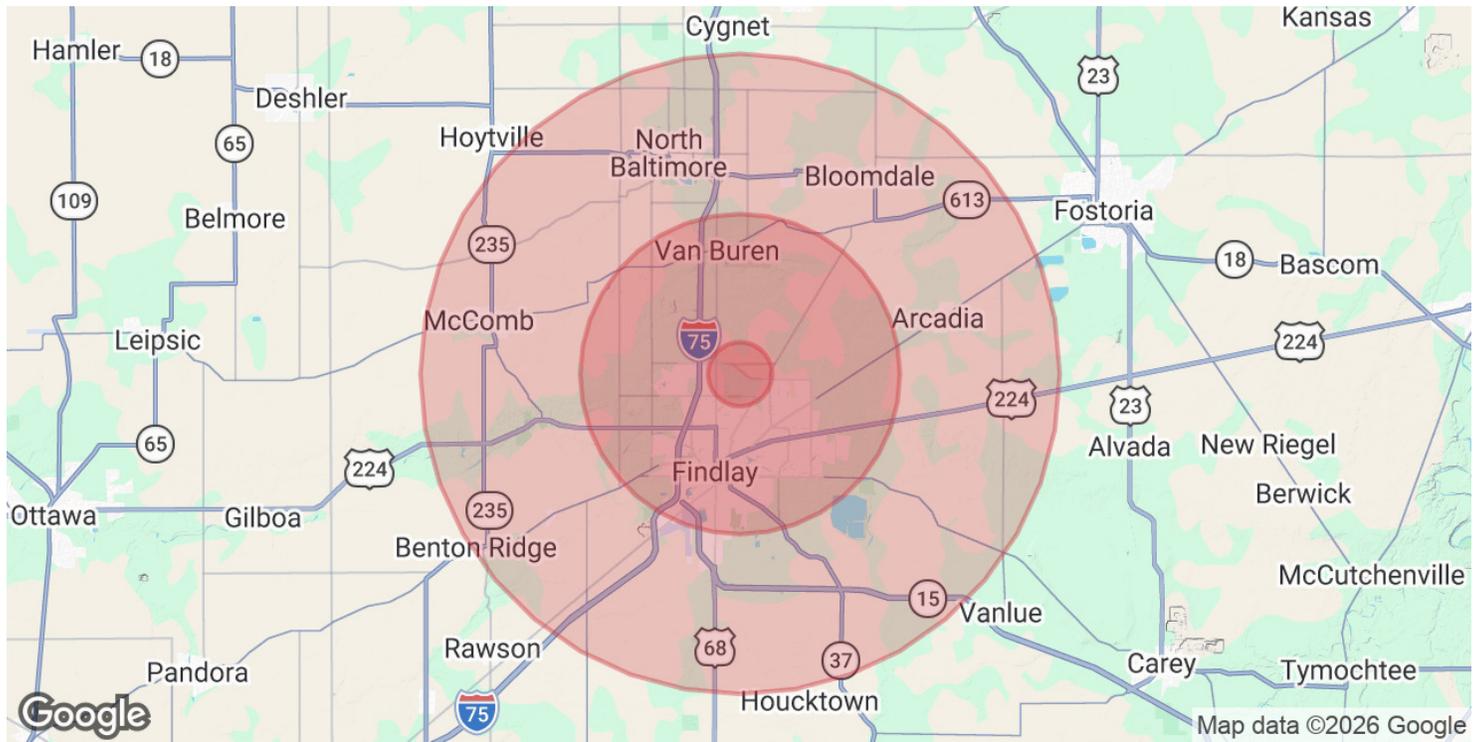
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,264	53,538	79,998
Average age	34.7	36.3	37.4
Average age (Male)	34.9	35.3	36.2
Average age (Female)	35.6	37.0	38.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,585	22,704	33,342
# of persons per HH	2.1	2.4	2.4
Average HH income	\$44,025	\$57,526	\$59,204
Average house value	\$109,848	\$155,417	\$148,508

\* Demographic data derived from 2020 ACS - US Census