NAIHarmon Group

For Sale 53 Acres | \$15,000/Acre Paulding Industrial Park



900 Gasser Rd

Paulding, Ohio 45879

Property Highlights

- 53 Acres
- Industrial Zoned
- Highly Visible
- Utilities at site
- Minutes from highway access (US 127)
- · Centrally located between Defiance and Antwerp
- · Industrial region of Northwest Ohio

Property Overview

53 Acres of industrial-zoned land offering opportunity for building a manufacturing, distribution, or warehouse site. \$15,000/acre sale price.



Offering Summary

Sale Price:	\$15,000 / acre
Lot Size:	53 Acres

For More Information



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Location Information

Street Address	Gasser Rd
City, State, Zip	Paulding, OH 45879
County	Paulding
Market	Defiance
Sub-market	Paulding
Cross-Streets	Gasser Rd and Kay Nora Ave
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Rural
Nearest Highway	Highway 127
Nearest Airport	Fort Wayne International Airport

Drive Times From Site

To Defiance, Ohio	Enter Value Here
To downtown Ft. Wayne, Indiana	34 minutes
To Delphos, Ohio	40 minutes
То	20 minutes
To Van Wert, Ohio	29 minutes

Property Information

Property Name	Paulding Industrial Park
Property Subtype	Industrial
Zoning	Industrial
Lot Size	53 Acres
APN #	30-48B-001-01 30-48B-001-00 30-48B-001-02 30-48B-001-07
Traffic Count	5949
Traffic Count Street	Gasser Rd
Power	Yes
Rail Access	No

Utilities & Amenities

Utilities	At site
Gas / Propane	Yes

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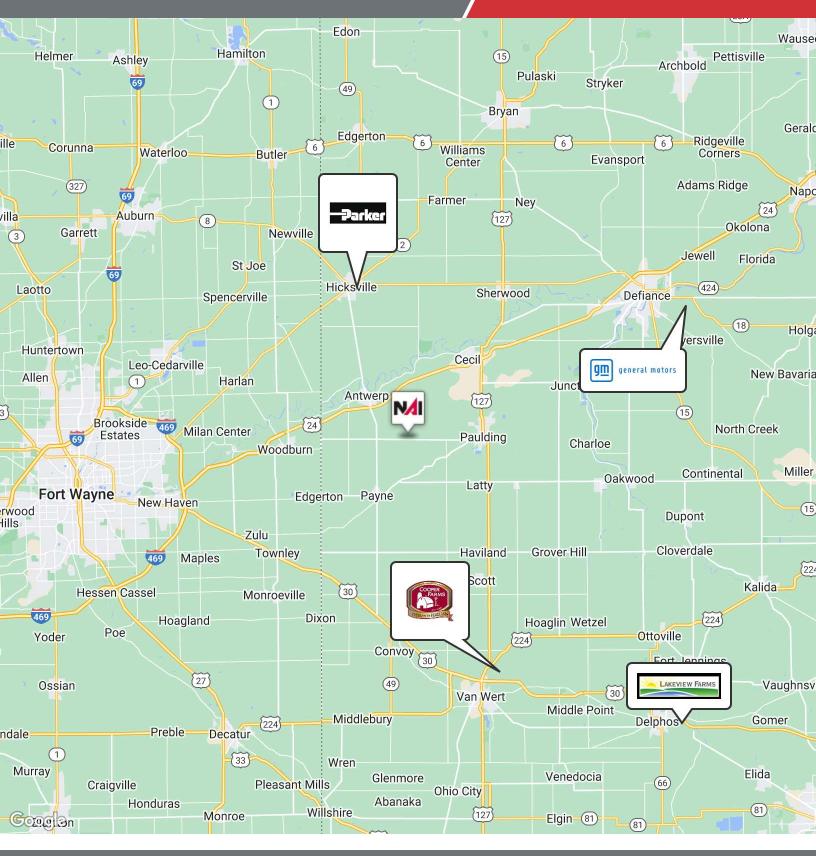
Parcel Map



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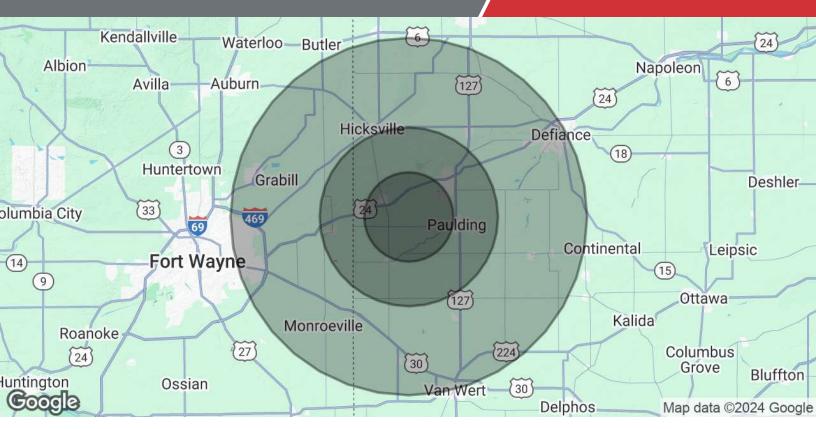
Regional Map Industry Suppliers & Highway Connectivity



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Demographics



Population	5 Miles	10 Miles	20 Miles
Total Population	3,609	17,445	140,647
Average Age	42.5	40.4	39.0
Average Age (Male)	41.8	38.3	37.3
Average Age (Female)	43.2	40.9	40.3
Households & Income	5 Miles	10 Miles	20 Miles
Total Households	1,674	7,727	57,693
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$65,408	\$65,462	\$71,645
Average House Value	\$130,260	\$147,850	\$152,504

2020 American Community Survey (ACS)

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