



## 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



#### Dallas Paul

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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
To	20 minutes
To Van Wert, Ohio	29 minutes

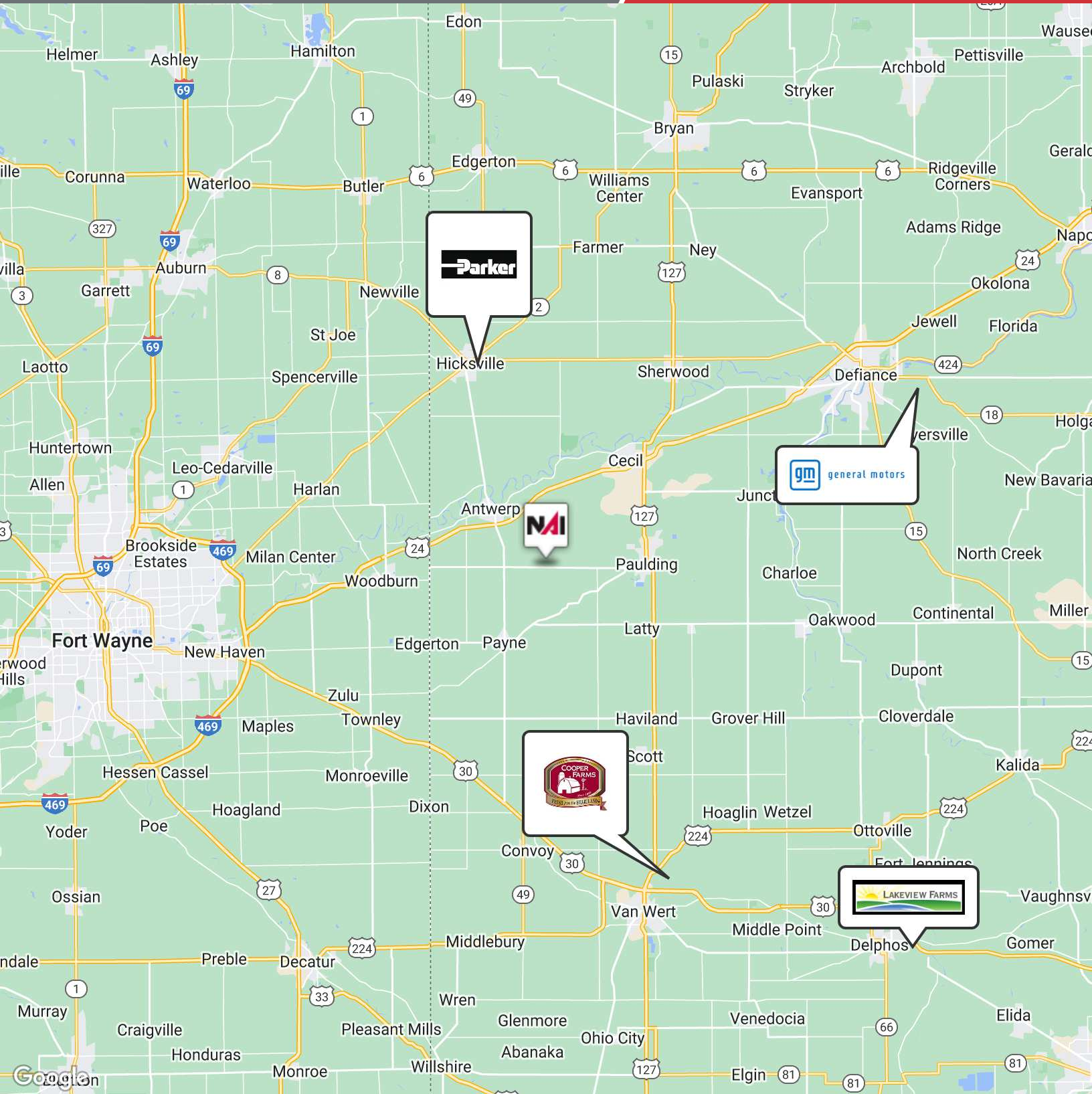
## Property Information

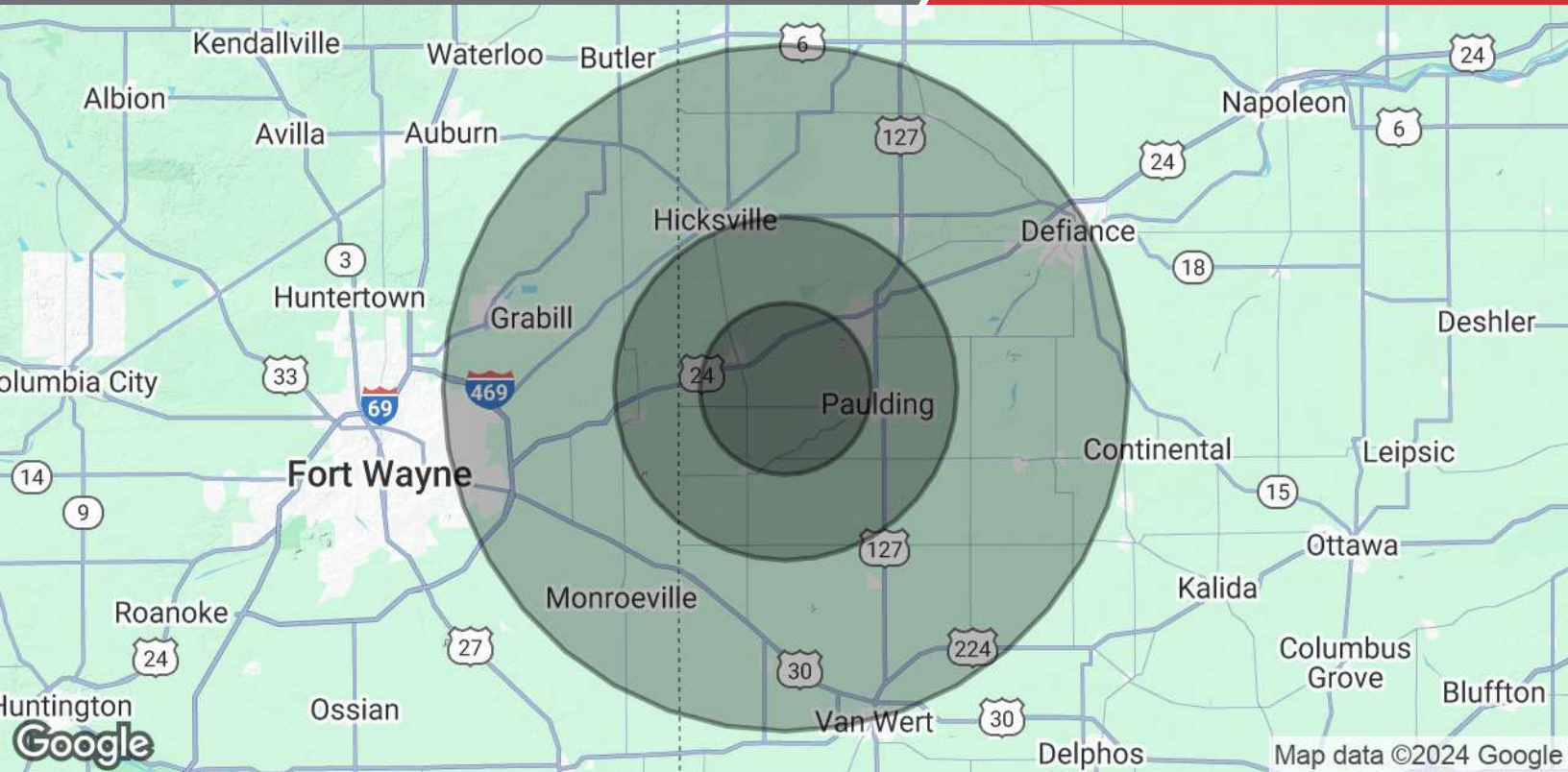
Property Name	Paulding Industrial Park
Property Subtype	Industrial
Zoning	Industrial
Lot Size	53 Acres
APN #	30-48B-001-01 30-48B-001-00 30-48B-001-02 30-48B-001-07
Traffic Count	5949
Traffic Count Street	Gasser Rd
Power	Yes
Rail Access	No

## Utilities & Amenities

Utilities	At site
Gas / Propane	Yes







<b>Population</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>20 Miles</b>
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
<b>Households &amp; Income</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>20 Miles</b>
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)