

# FOX RUN EXECUTIVE PARK - LOTS 1 & 2

83 And 133 Fox Run Drive, Defiance, OH 43512

Lot #2

RK



## Offering Summary

Sale Price:	\$60,000 / Acre
Lot Size:	See table
Zoning:	M2 - Industrial

## Property Overview

- Highway Exposure
- Fully developed and ready for construction
- Zoned M-2 heavy industrial
- All utilities in place
- Lots can be purchased separately or combined

## Location Overview

- Fox Run Executive Park backs up to US 24
- 45 minutes from Toledo and Fort Wayne
- Less than 2 miles to highway interchange
- Professional business setting

Lynette Reichle, SIOR

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Reichle | Klein Group   
Commercial Property Brokers, Managers & Investment Advisors

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Property Details	
Primary Use	Commercial/Industrial Land
Acreage	5.022 Acres
Number Of Lots	2
Site Shape	Irregular
Structure on Site	No
Rail Access	No

## Location Information

Property Name	Fox Run Executive Park - Lots 1 & 2
City, State & Zip	Defiance, OH 43512
County	Defiance
Cross Streets	W. High Street
Utilities	
Power Provider	Toledo Edison
Fuel Provider	Ohio Gas
Water Provider	Public

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Status	Lot #	APN	Sub-Type	Size	Price
Available	1	I060022A00100	Industrial	2 Acres	\$60,000 / Acre
Available	2	I060022A00200	Industrial	3.022 Acres	\$60,000 / Acre

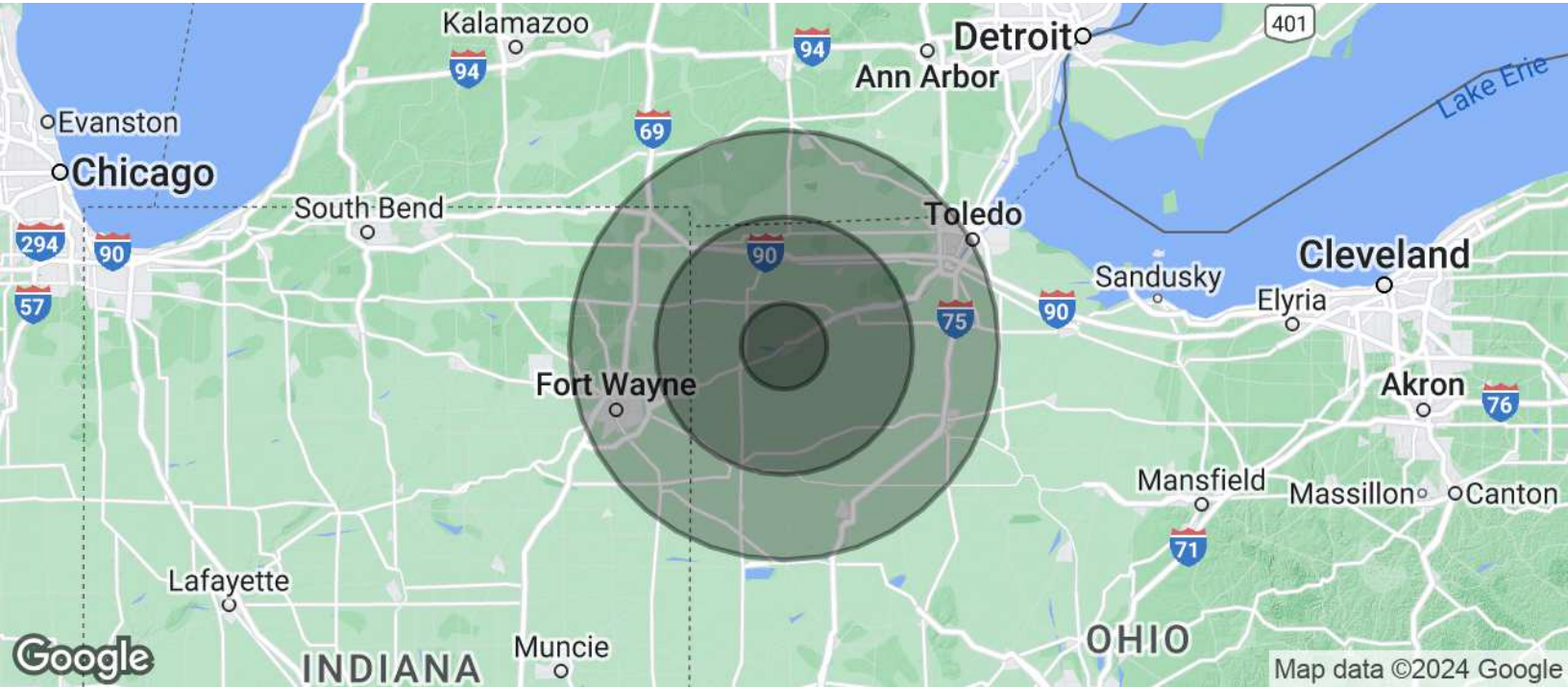
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Population	10 Miles	30 Miles	50 Miles
Total Population	31,976	210,955	1,569,903
Average Age	42	41	40
Average Age (Male)	41	41	39
Average Age (Female)	43	42	41
Households & Income	10 Miles	30 Miles	50 Miles
Total Households	12,774	78,291	623,618
# of Persons per HH	2.5	2.7	2.5
Average HH Income	\$95,769	\$92,712	\$88,273
Average House Value	\$189,089	\$194,277	\$213,621

Demographics data derived from AlphaMap

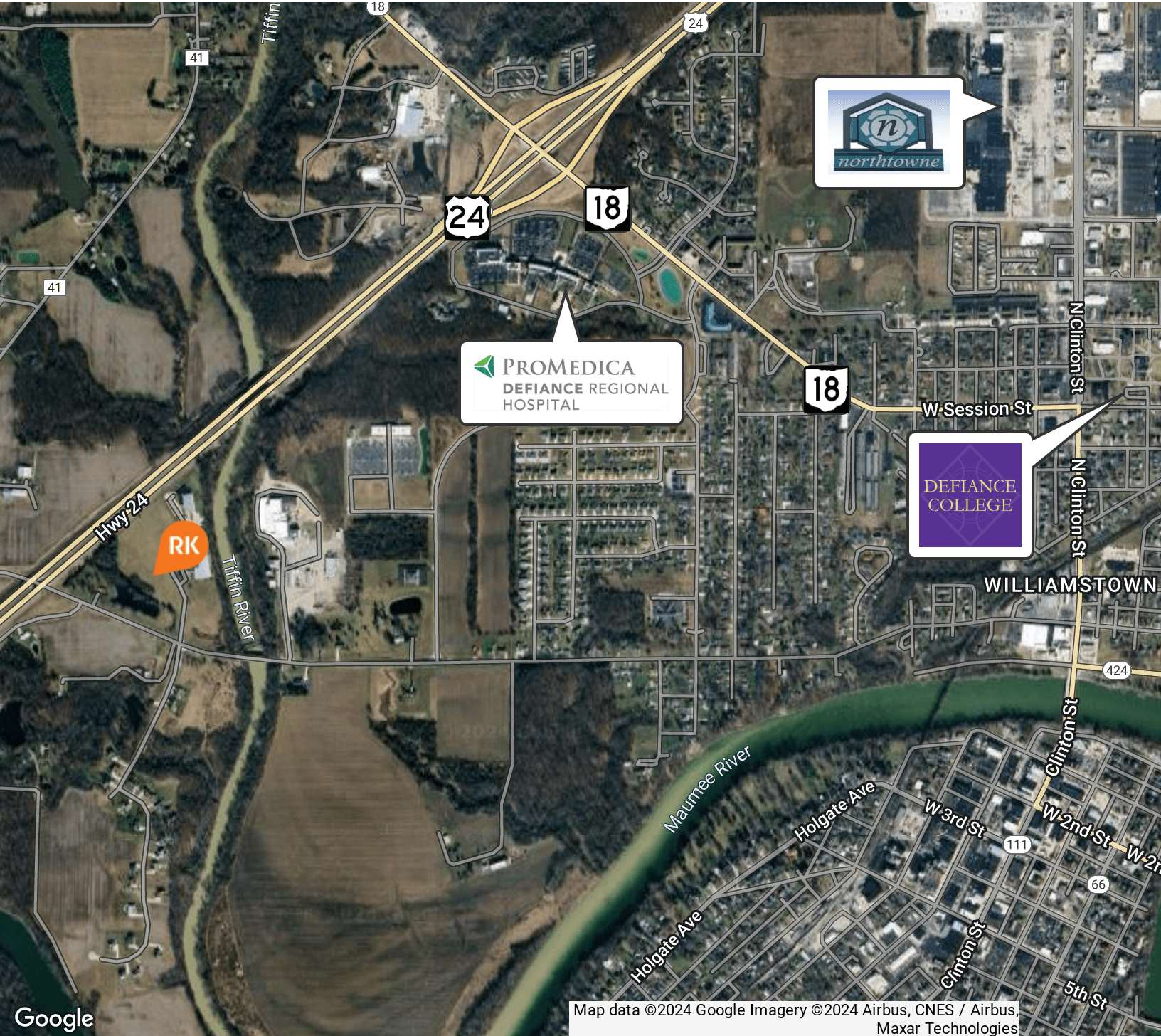
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