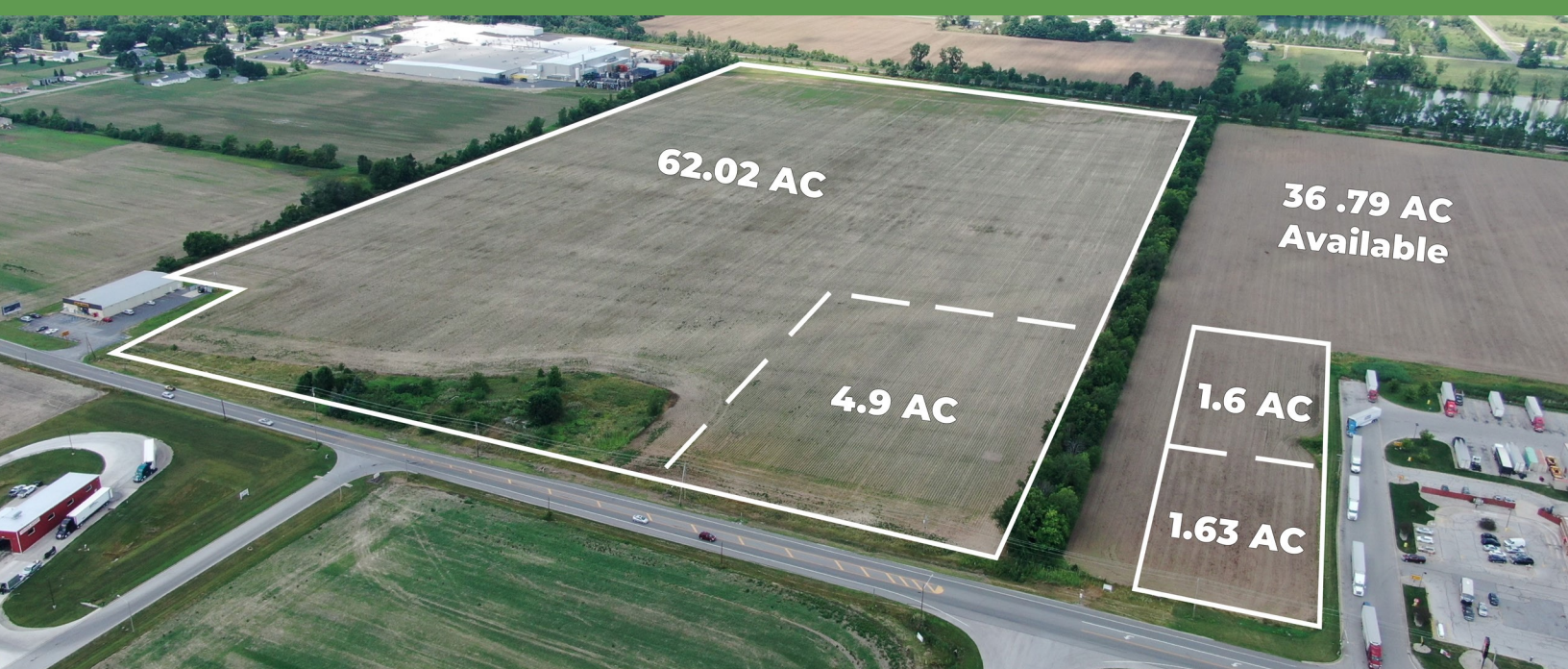




Timberline Development Center

71.82 Acres

I-75 & SR 18 (0 Deshler Rd)



PROPERTY OVERVIEW

71.82 acres presented for potential commercial / industrial mixed use opportunities. Approximately 15 acres available for commercial development with the remaining 56+ acres a strategic industrial site. Acreage can be customized to meet project requirements.

PROPERTY DETAILS

Parcel Numbers:	Acreage:
F23310360000019002	4.9 Acres
F23310360000019000	62.02 Acres
F23310360000020504	1.63 Acres
F23310360000020006	3.27 Acres*

*Approximately 1.6 Acres Buildable

OFFER SUMMARY

ACREAGE

Commercial - 15 +/- Acres

Industrial - 56 +/- Acres

SALE PRICE

Commercial - \$50,000 - \$100,000 / Acre

Industrial - \$25,000 - \$35,000 / Acre

ZONING

B-2 General Business

MARKET

Toledo

SUB MARKET

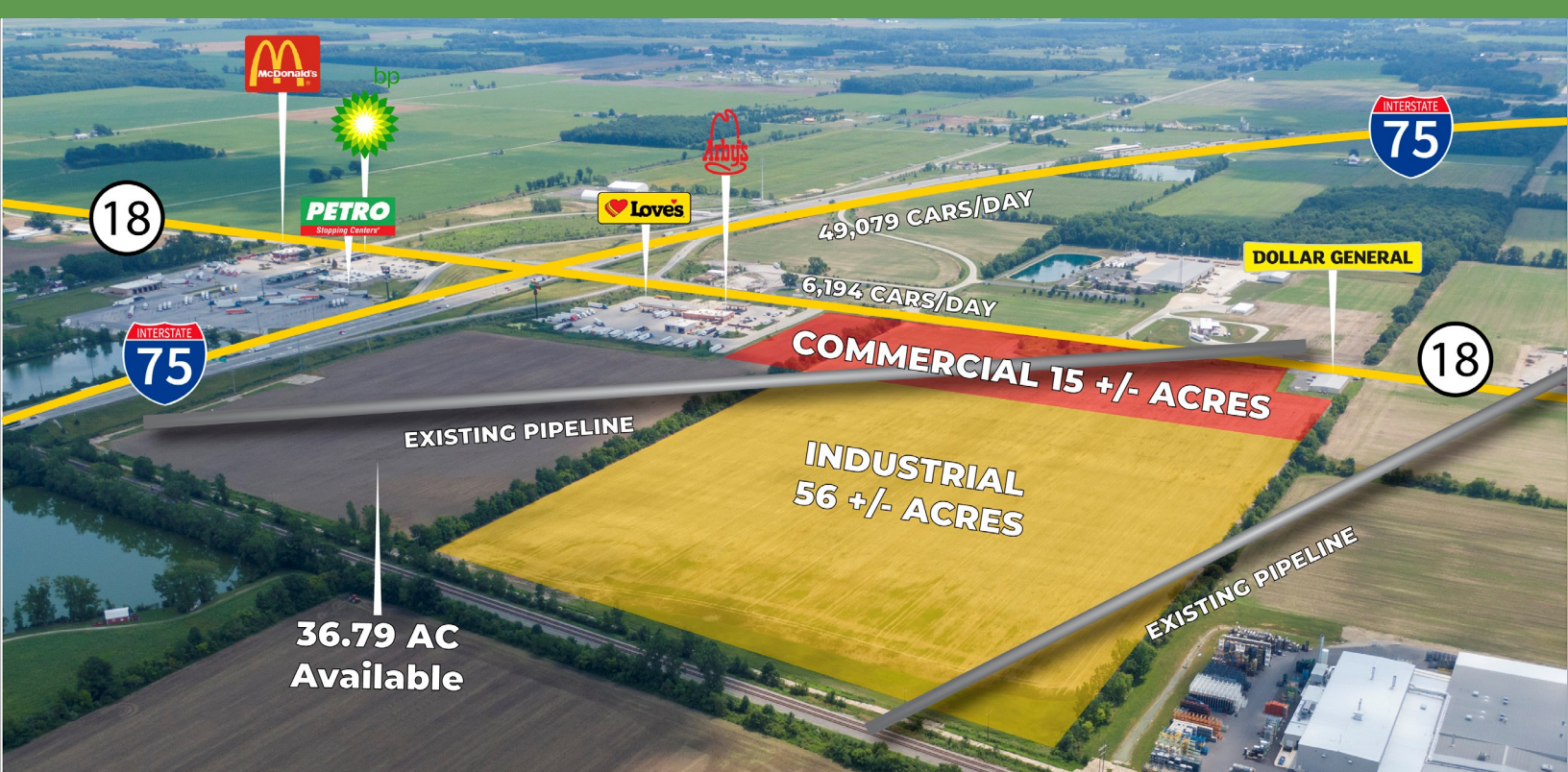
Findlay & North Baltimore



Timberline Development Center

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PROPERTY HIGHLIGHTS

- Flat site, “shovel ready” with utilities at site
- Excellent access to I-75, on SR 18 for commercial user
- Superior logistics site only minutes away from CSX Intermodal site for industrial user
- Heavy haul permits available
- CRA eligible, additional incentives available based on project

UTILITIES

- | | |
|------------------|-----------------------------------|
| Water - | Village of North Baltimore @ site |
| Sanitary Sewer - | Village of North Baltimore @ site |
| Storm Sewer - | Ditch @ site |
| Natural Gas - | King Energy @ site |
| Internet - | Frontier @ site |



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71.82 Acres

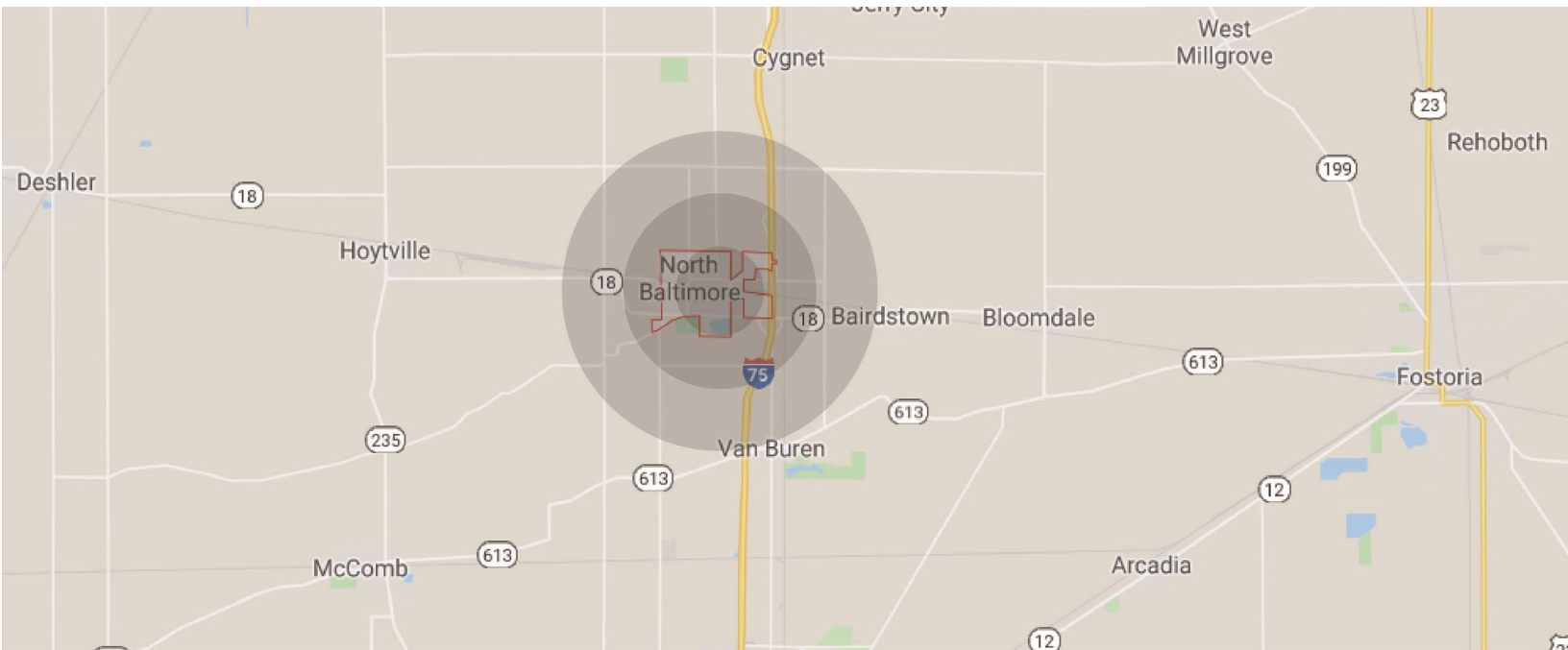
I-75 & SR 18 (0 Deshler Rd)

<u>POPULATION</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Total Population	1,015	4,699	7,882
Median Age	37.9	37.8	37.9
Median Age (Male)	31.6	32.6	34.2
Median Age (Female)	44.1	43	41.6

<u>HOUSEHOLDS & INCOME</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Total Households	373	1,721	2,875
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$52,385	\$53,778	\$56,044
Average House Value	\$147,878	\$143,967	\$142,935

WORKFORCE

614,000 within a 45 minute commute





Timberline Development Center

71.82 Acres

I-75 & SR 18 (0 Deshler Rd)

