

1300 – 1307 N. BALTIMORE ROAD  
DEFIANCE, OH 43512

VACANT LAND FOR SALE  
6.3 Acres Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Sale Price:	\$149,000
Acreage:	6.3 +/-
Dimensions:	Irregular
Closest Cross Street:	Downs and State Route 24
County:	Defiance
Zoning:	M-3
Easements:	Of record
Curb Cuts:	4
Topography:	Flat
Survey Available:	No
Environmental Report:	Yes



For more information, please contact:

**KEN MARCINIAK, SIOR**  
(419) 249 6302  
kmarciniak@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

**PROPERTY DESCRIPTION**

Drainage:	Storm sewer
Improvements:	95,000 square foot foundation
Restrictions:	Zoning
Sign on Property:	Yes

Adjacent Land

North:	Maumee River
South:	Railroad tracks
East:	Retail and Industrial
West:	Industrial

**DEMOGRAPHICS**

	POPULATION	MED. HH INCOME
1 MILE	3,182	\$54,245
3 MILE	18,029	\$57,758
5 MILE	22,382	\$59,069

**UTILITIES**

Electric:	Municipal
Gas:	Municipal
Water:	Municipal
Sanitary Sewer:	Municipal
Storm Sewer:	Municipal

**2013 REAL ESTATE TAXES**

Parcels:	B011110001400
	B011110001500
	B0110540001000
Total Annual Taxes:	\$1,754.90

**Comments:**

- Former manufacturing plant. Heavy floor on foundation pad.
- Rail to site.
- Easement with property to the west for driveway.

For more information, please contact:

**KEN MARCINIAK, SIOR**  
(419) 249 6302  
kmarciniak@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com