



## Industrial and Commercial Land Site

O S. Dixie Highway  
Cridersville, Ohio 45806

**Available:  
9.557 Acres**

**For Sale:  
\$255,000**

### Highlights:

- ½ Mile from I-75 Exit 118
- Excellent Location
- Quick and Easy Access
- Utilities on Premises



Land: 9.557 Acres  
Zoning: General Commercial  
Parcel Number: B0503500403

### Location:

Cridersville is conveniently located on Interstate 75 about mid way between Toledo and Dayton in west central Ohio.



In the US Midwest, it is central between Chicago, Cleveland, and Cincinnati. It is within a day's drive of 50% of the US and Canadian population, and 70% of all North American manufacturing locations. The Ohio Department of Transportation estimates that more than 15 million people pass through the village each year on Interstate 75. Cridersville EXIT 118 provides direct access to the village's primary business district.

For information, contact:

**Tim Echemann, SIOR, CCIM**

**937.492.4423**

[techemann@IPBIndustrial.com](mailto:techemann@IPBIndustrial.com)  
[www.IPBIndustrial.com](http://www.IPBIndustrial.com)