

94.07 AC ASSEMBLY AT I-75/BUCK ROAD INTERCHANGE ROSSFORD, OH 43460



HIGHLIGHTS

- Easily accessible to I-75/ Ohio Turnpike 80-90 and I-280
- Close to Owens Community College and Penta Career Center
- 2300 ft of frontage on I-75 with 67,120 VPD
- Adjacent to UPS and FedEx
- Due Diligence on file

OFFERING SUMMARY

Sale Price:	Contact broker for pricing
Lot Size:	94.07 Acres

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SALE PRICE

**CONTACT BROKER
FOR PRICING**

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	I-2/General Industrial
Lot Size	94.07 Acres
Price Per Acre	Contact broker for pricing
Pricing Notes	Cash at closing/no trade

LOCATION INFORMATION

Street Address	I-75/Buck Road Interchange
City, State, Zip	Rossford, OH 43460
County	Wood
Cross-Streets	Lime City/Buck Road
Side of the Street	Southwest
Nearest Highway	I-75
Nearest Airport	Toledo Express Airport

BUILDING INFORMATION

Number of Lots	4
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PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Water	Yes
Gas Provider	Columbia Gas
Water Line Size	12"/W. SIDE/GLENWOOD/FED FROM 20"/ROSSFORD/16" OFF E. BROADWAY
Electricity Provider	First Energy

DUE DILIGENCE

Survey	Yes
Phase 1 Environmental	Yes
Geo-technical Study	Yes
Wetlands Delineations	Yes

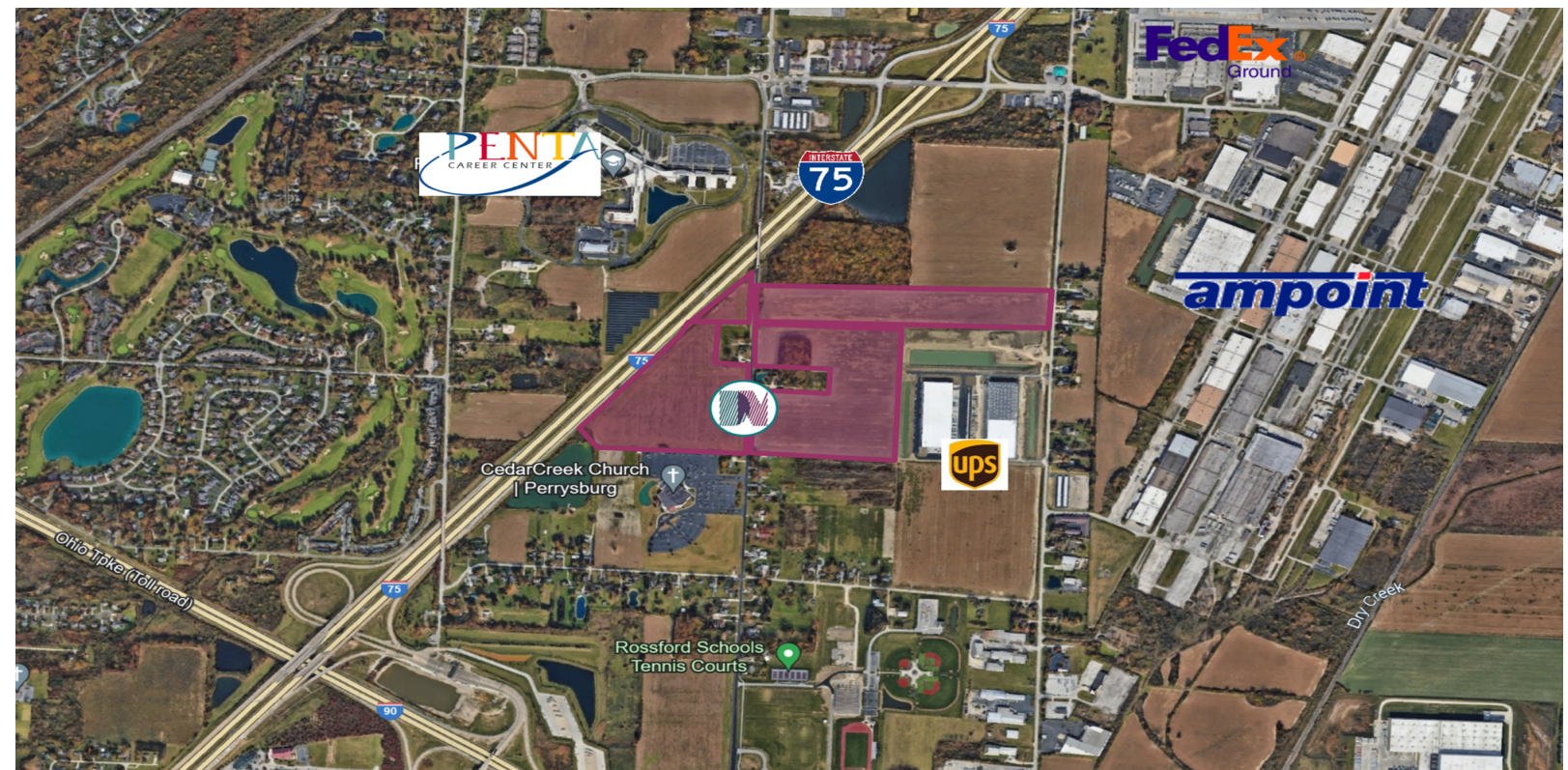
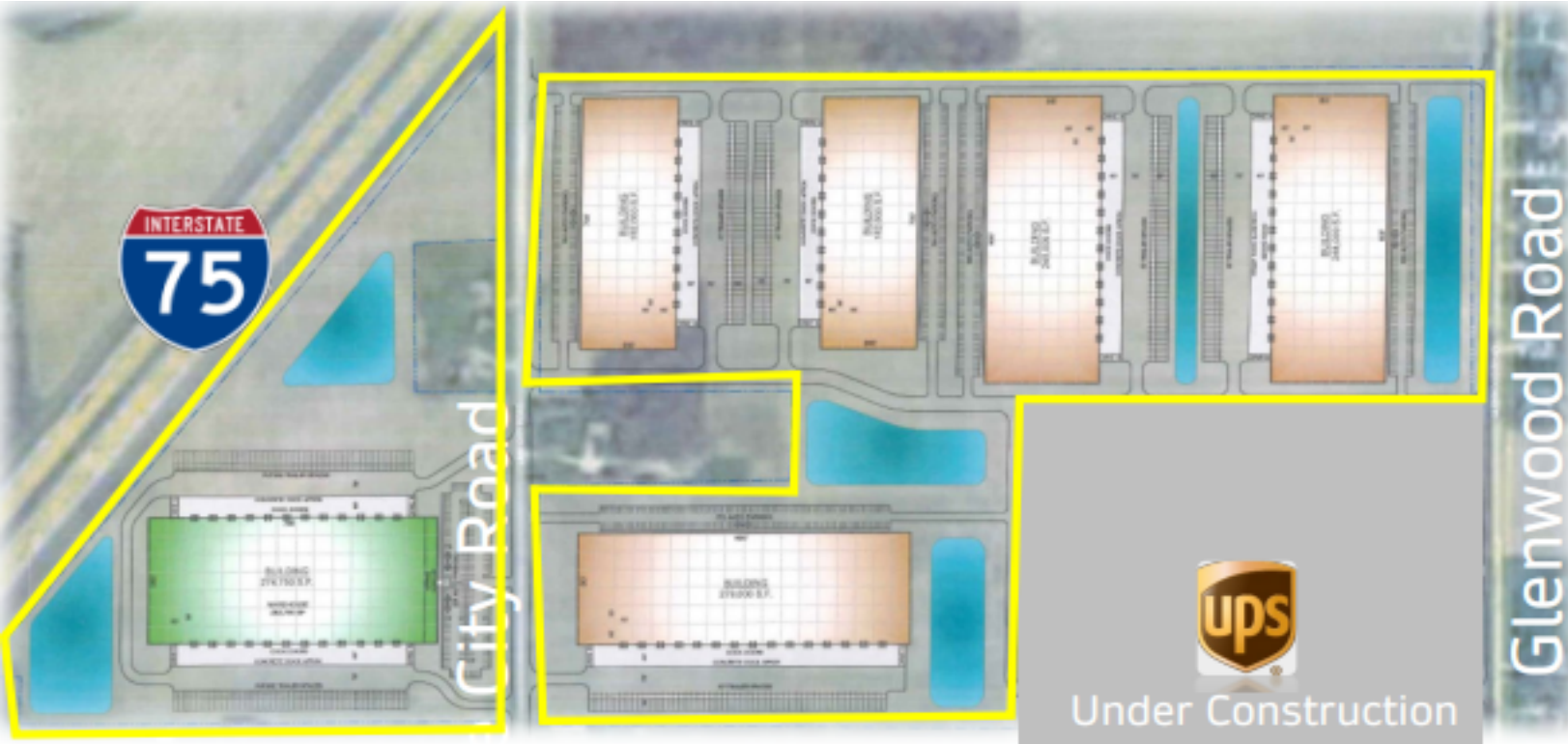
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OF LOTS 4 | TOTAL LOT SIZE 3.68 - 27.05 ACRES | TOTAL LOT PRICE - | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	T68-300-270401012000			Other	3.68 Acres	N/A	
Available	T68-300-350101001000			Other	16.67 Acres	N/A	
Available	T68-300-350101003000			Other	20 Acres	N/A	
Available	T68-300-272603010500			Other	26.67 Acres	N/A	
Available	T68-300-340201001000			Other	27.05 Acres	N/A	

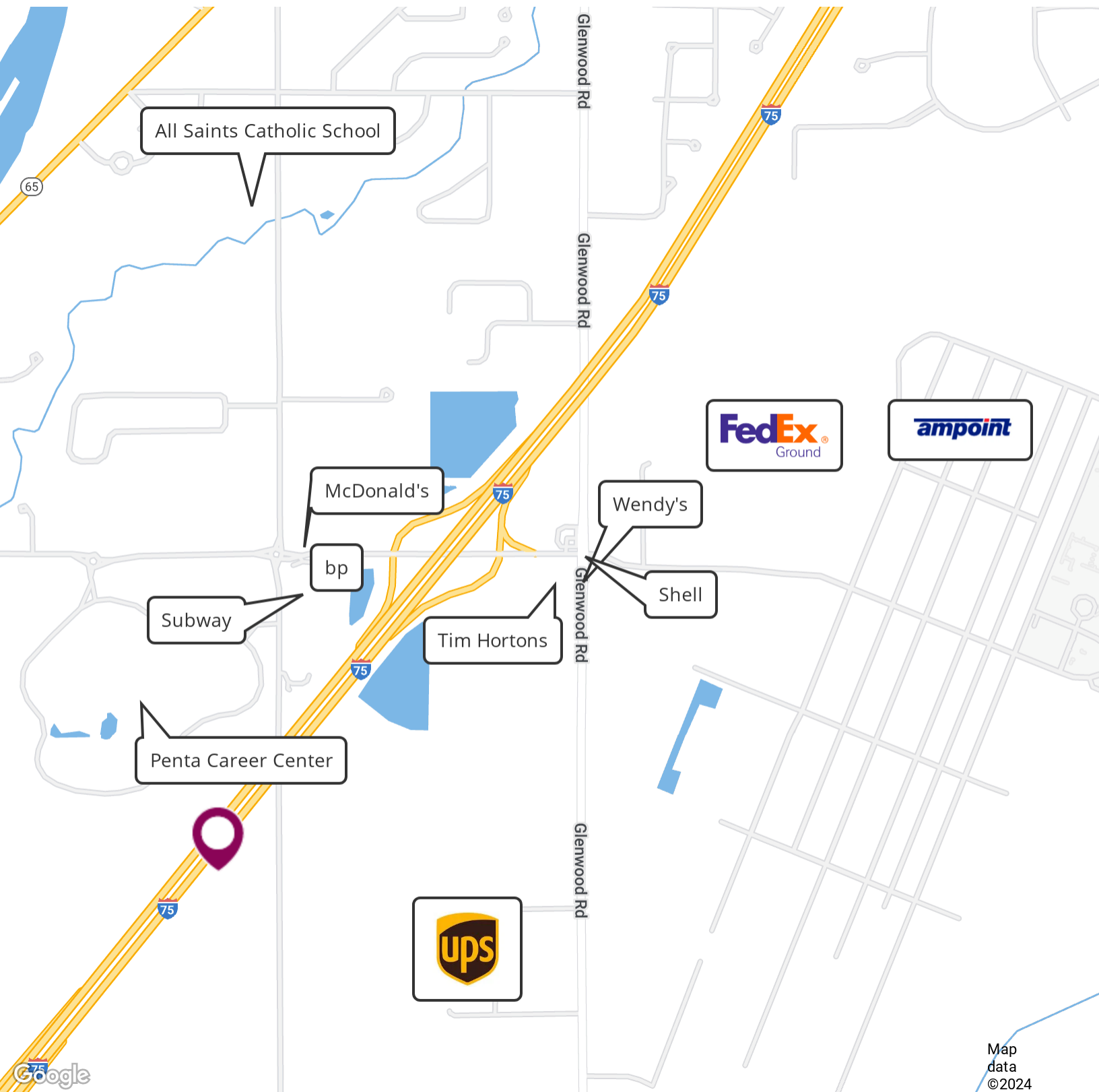
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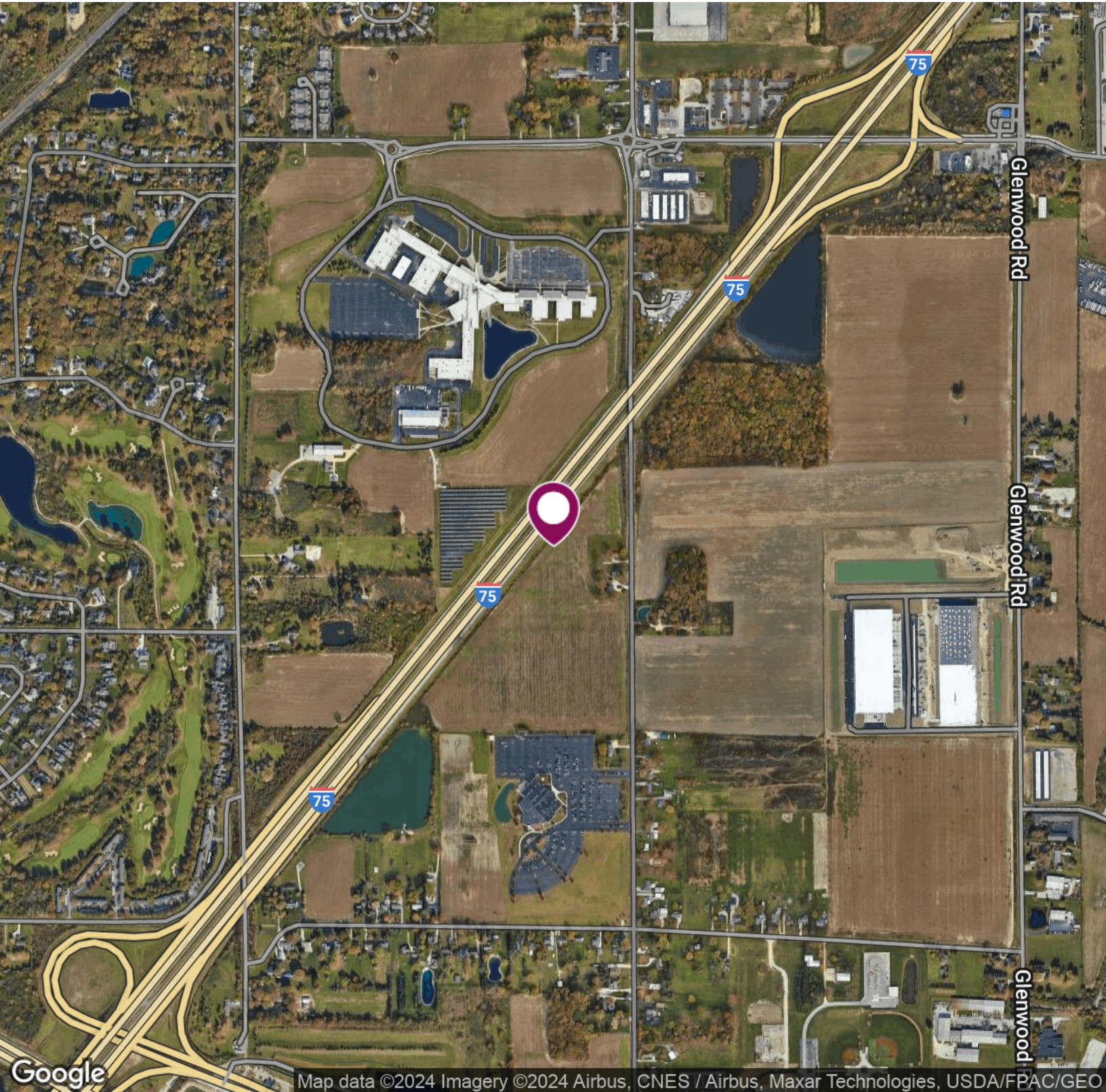
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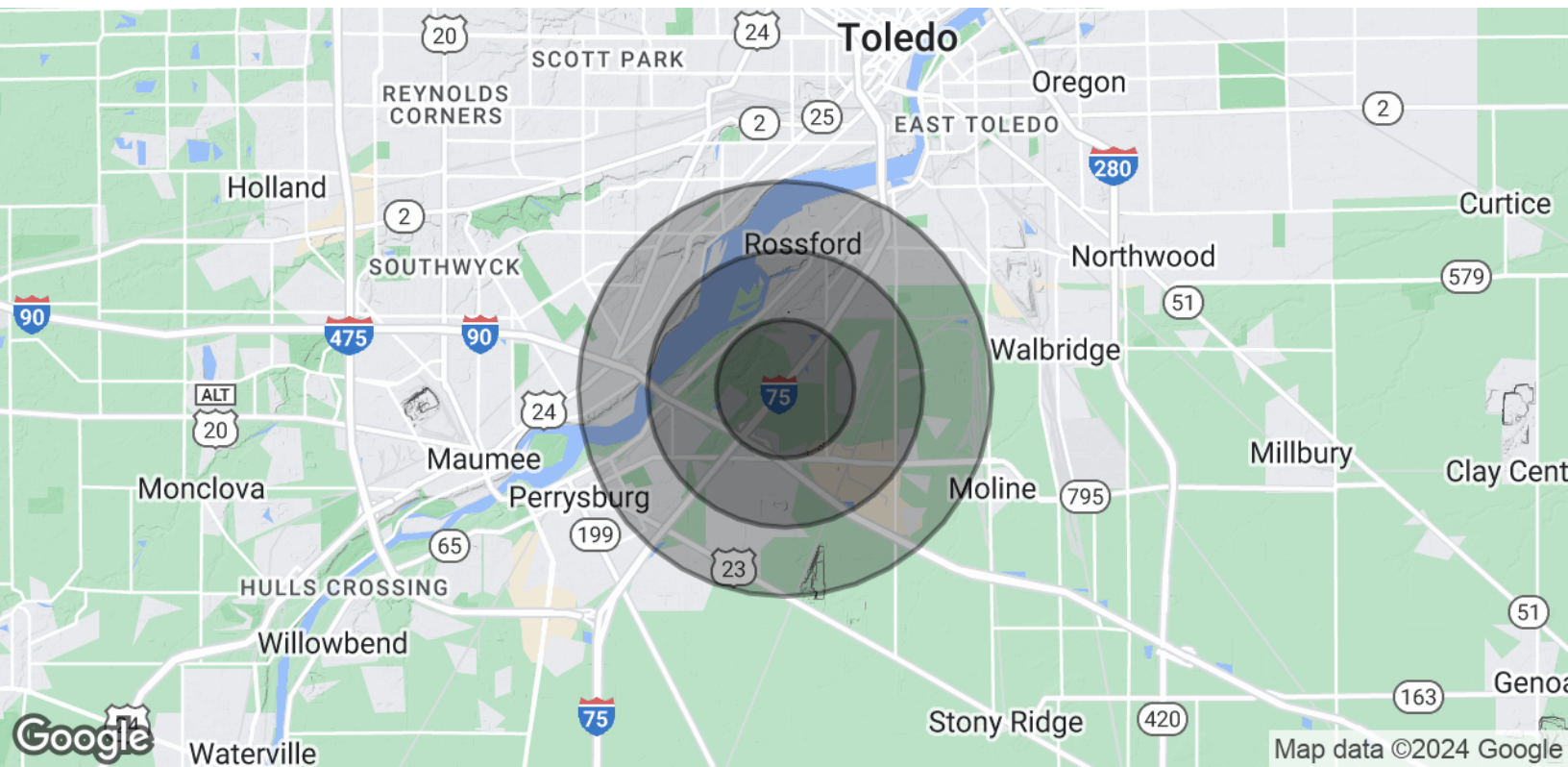


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,616	12,101	38,230
Average Age	44.4	43.7	40.0
Average Age (Male)	37.4	40.9	38.5
Average Age (Female)	47.6	44.9	42.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,080	5,357	17,892
# of Persons per HH	2.4	2.3	2.1
Average HH Income	\$102,160	\$89,651	\$70,359
Average House Value	\$201,372	\$168,357	\$131,055

2020 American Community Survey (ACS)