



## 13010 Five Point Rd

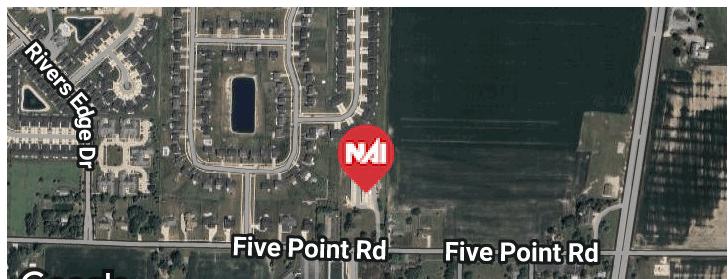
Perrysburg, Ohio 43551

### Property Highlights

- Industrial property just off of N Dixie Highway
- Conveniently located 5 minutes from Levis Commons Shopping Center
- Plenty of land for redevelopment potential
- Perfect for light industrial, redevelopment, investor, and owner-user
- Improvements made throughout both buildings

### Property Overview

8,780 SF of buildings sitting on 3.80 acres located in an area of large residential and commercial growth. Includes two buildings for light manufacturing, storage, and much more.



### Offering Summary

Sale Price:	\$625,000
Building Size:	8,780 SF
Lot Size:	3.8 Acres

### For More Information



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Sale Price	\$625,000
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#### Location Information

Street Address	13010 Five Point Rd
City, State, Zip	Perrysburg, OH 43551
County	Wood
Cross-Streets	N Dixie Hwy and Five Point Rd
Road Type	Paved
Nearest Highway	Interstate 475/ US 23
Nearest Airport	Toledo Express Airport and Detroit Metro Airport

#### Building Information

Building Size	8,780 SF
Buiding Dimensions	West Building: 155' x 32.6' East Building: 83' x 60' Irregular
Ceiling Height	10 ft clear
Year Built	1962-1970
Type of Construction	Metal Siding
Number of Floors	1
Number of Lots	4
Roof	Pitched Roof
Number of Buildings	2
Floor Coverings	Concrete
Lighting	Incandescent
Overhead Doors	3 including 1 - 12' x 8' and 2 - 8' x 8'
Sprinklers	No
Security System	Yes
Delivery Doors	Yes, 1

#### Property Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	I-2
Lot Size	3.8 Acres

#### Parking & Transportation

Parking Type	Gravel lot
Traffic Count	2400 VPD
Traffic Count Street	Five Point Rd and N Dixie Hwy

#### Utilities & Amenities

HVAC	Window only
Restrooms	1 in main building
Gas	Columbia Gas
Water	City of Perrysburg
Sanitary Sewer	Septic
Electric	Toledo Edison
Storm Sewer	Septic

#### Taxes & Valuation

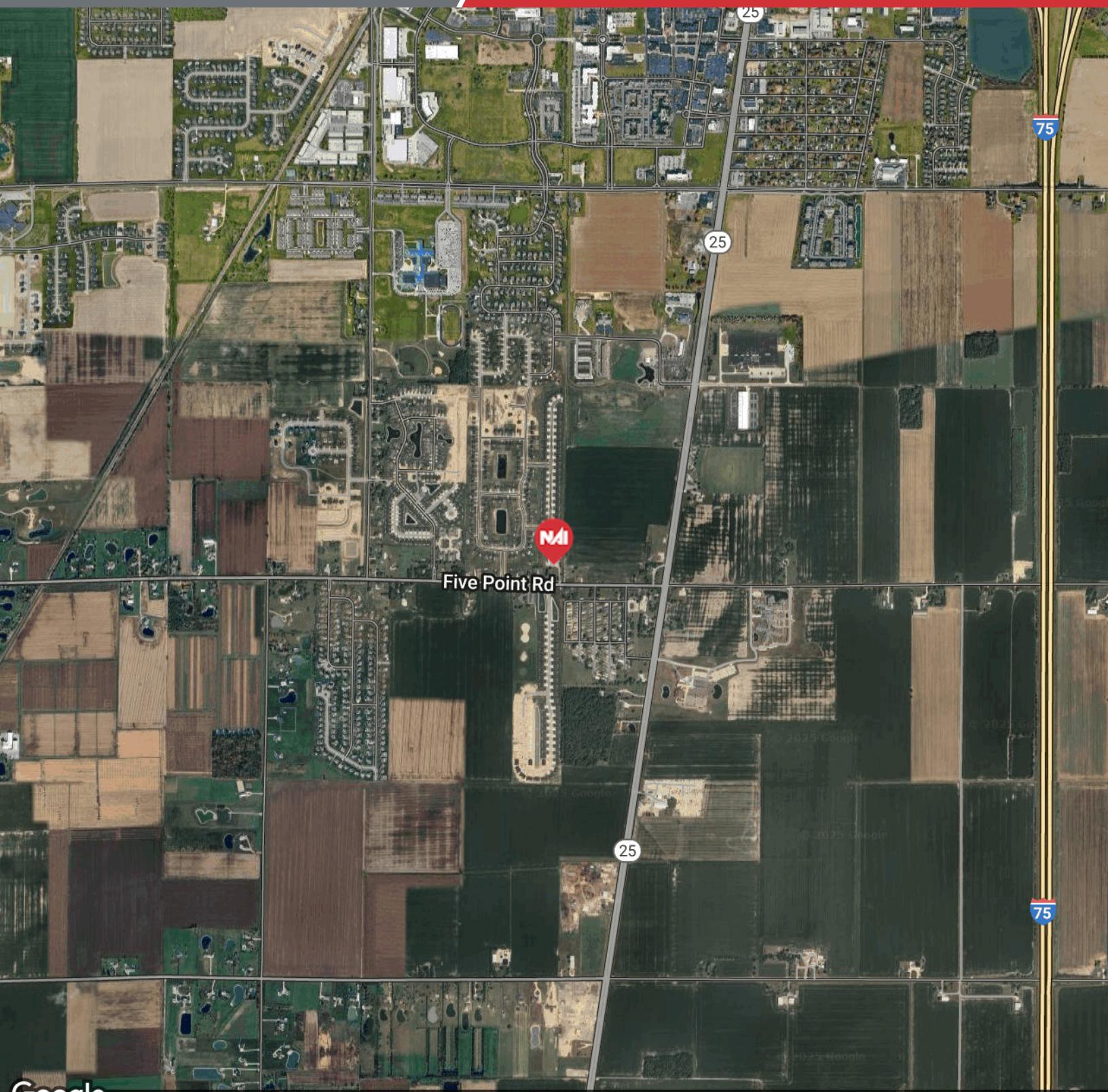
Real Estate Tax Year	2024
General Taxes	\$1,538.40
Special Taxes	\$26.88
Total Annual Taxes	\$1,565.28



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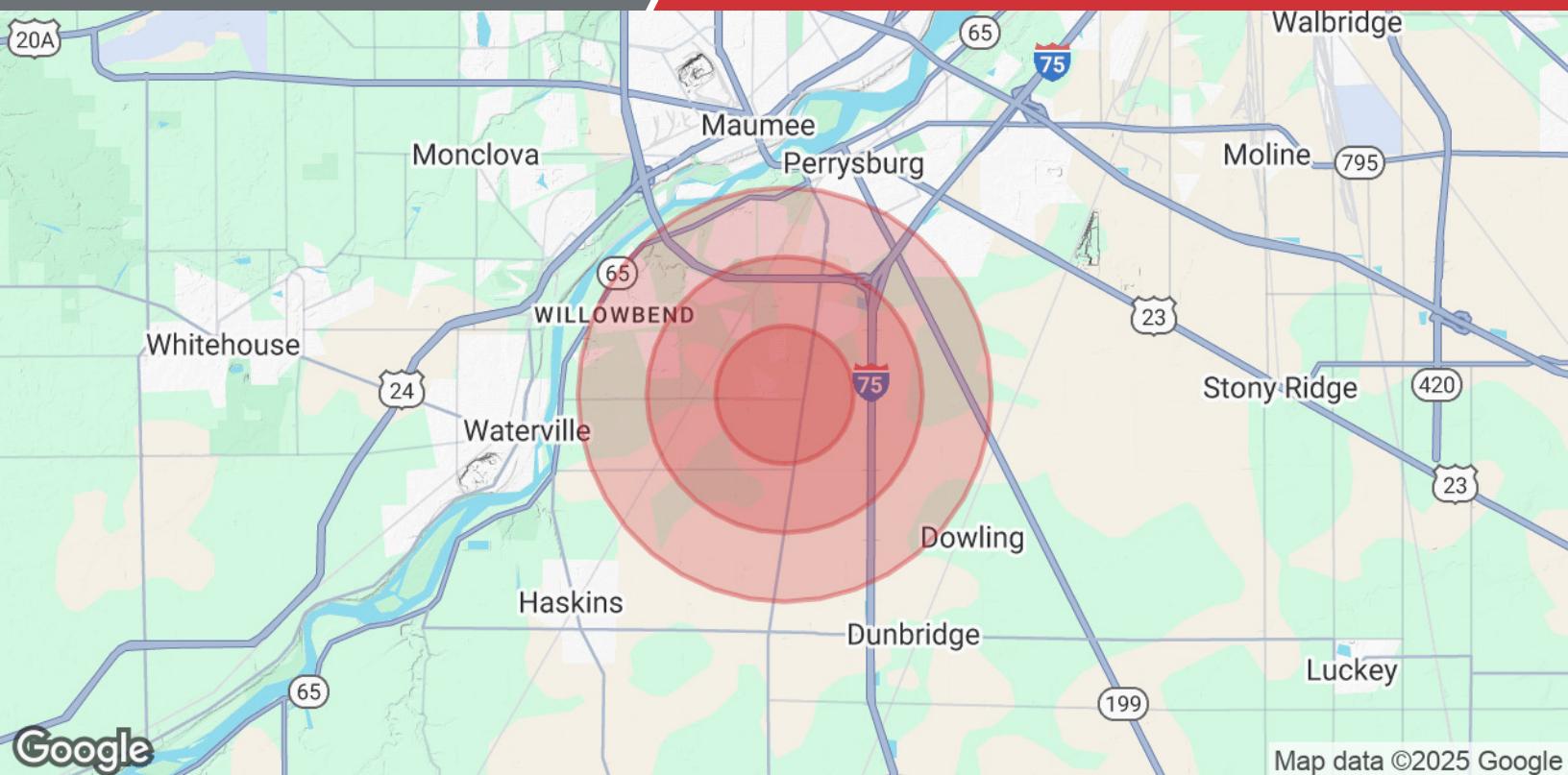




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### Population

	1 Mile	2 Miles	3 Miles
Total Population	2,409	9,236	21,144
Average Age	40	39	39
Average Age (Male)	39	37	38
Average Age (Female)	41	40	40

### Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	912	3,680	8,086
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$116,113	\$130,985	\$143,529
Average House Value	\$338,561	\$350,001	\$344,416

Demographics data derived from AlphaMap