



13010 Five Point Rd

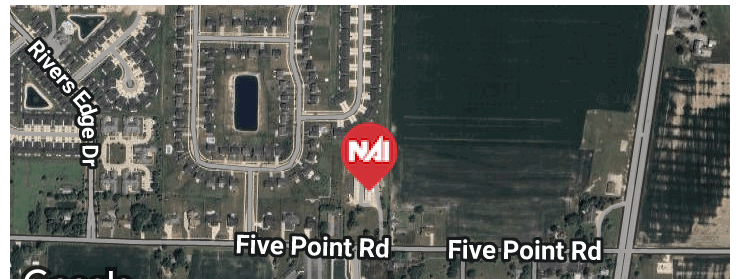
Perrysburg, Ohio 43551

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



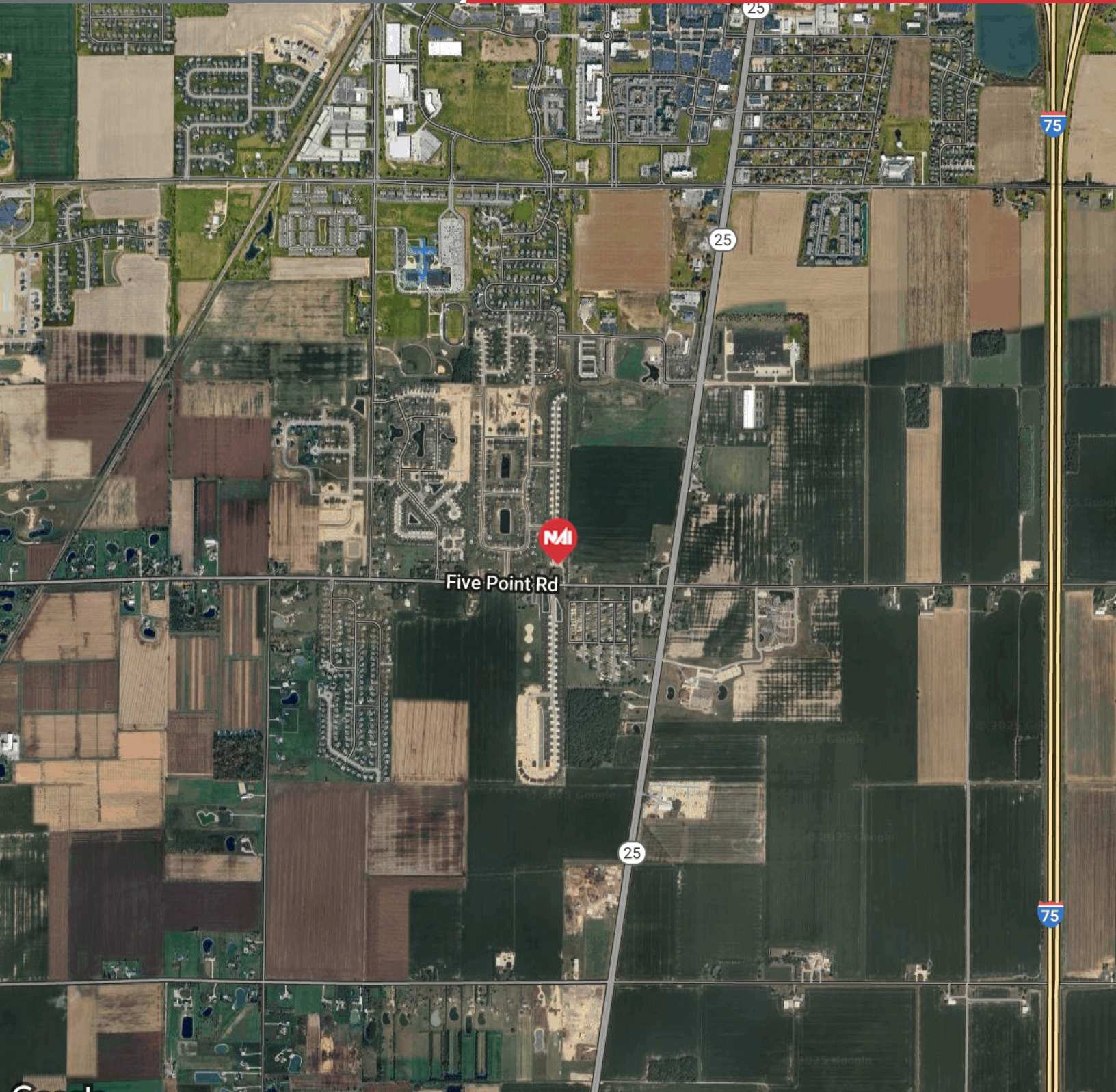
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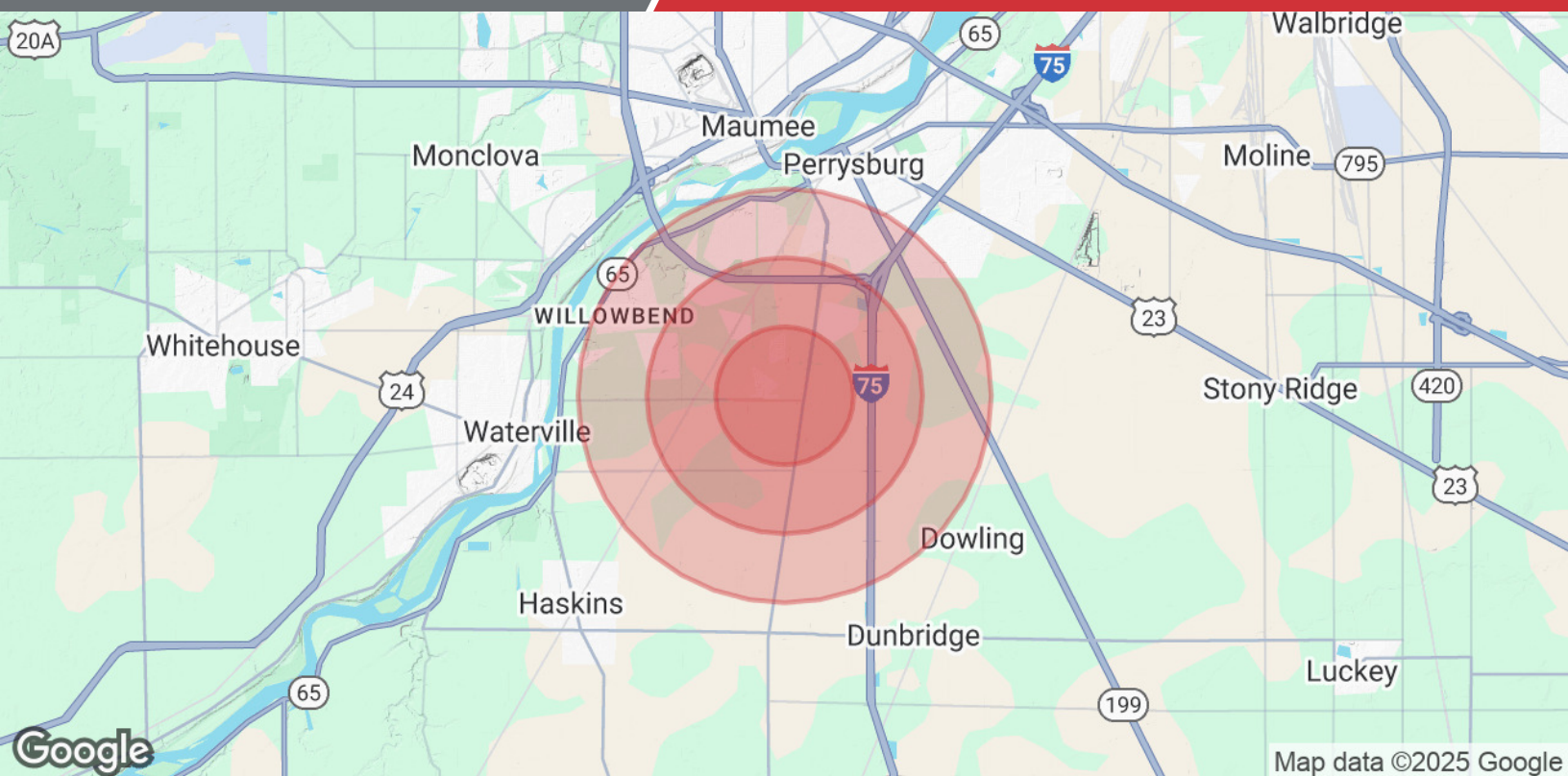
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Population	1 Mile	2 Miles	3 Miles
Total Population	2,409	9,236	21,144
Average Age	40	39	39
Average Age (Male)	39	37	38
Average Age (Female)	41	40	40
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	912	3,680	8,086
# of Persons per HH	2.6	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