

AVAILABLE FOR SALE

40.43 ACRE INDUSTRIAL DEVELOPMENT SITE

10580 & 10650 AIRPORT HIGHWAY, 2044 GARDEN ROAD
 (Monclova Township) Swanton, OH 43558



SALE PRICE: \$1,775,000 (\$43,903/ACRE)



40.43-ACRE
DEVELOPMENT
SITE



ALL UTILITIES
AVAILABLE
AT SITE

FTZ

LOCATED IN A
REINVESTMENT AREA,
ENTERPRISE ZONE &
FOREIGN TRADE ZONE



TARGETED FOR
DEVELOPMENT
WITH LOCAL
TAX INCENTIVES



ADJACENT TO
NORFOLK
SOUTHERN
RAILROAD



DIRECTLY ACROSS FROM
EUGENE F. KRANZ
TOLEDO EXPRESS
AIRPORT



FREEWAY VISIBILITY
OHIO TURNPIKE (I-80/90)
AND AIRPORT HIGHWAY
(STATE ROUTE 2)



EASY ACCESS TO
GARDEN RD., STATE
ROUTE 2 & I-90/I-80
(OHIO TURNPIKE)



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NEWMARK

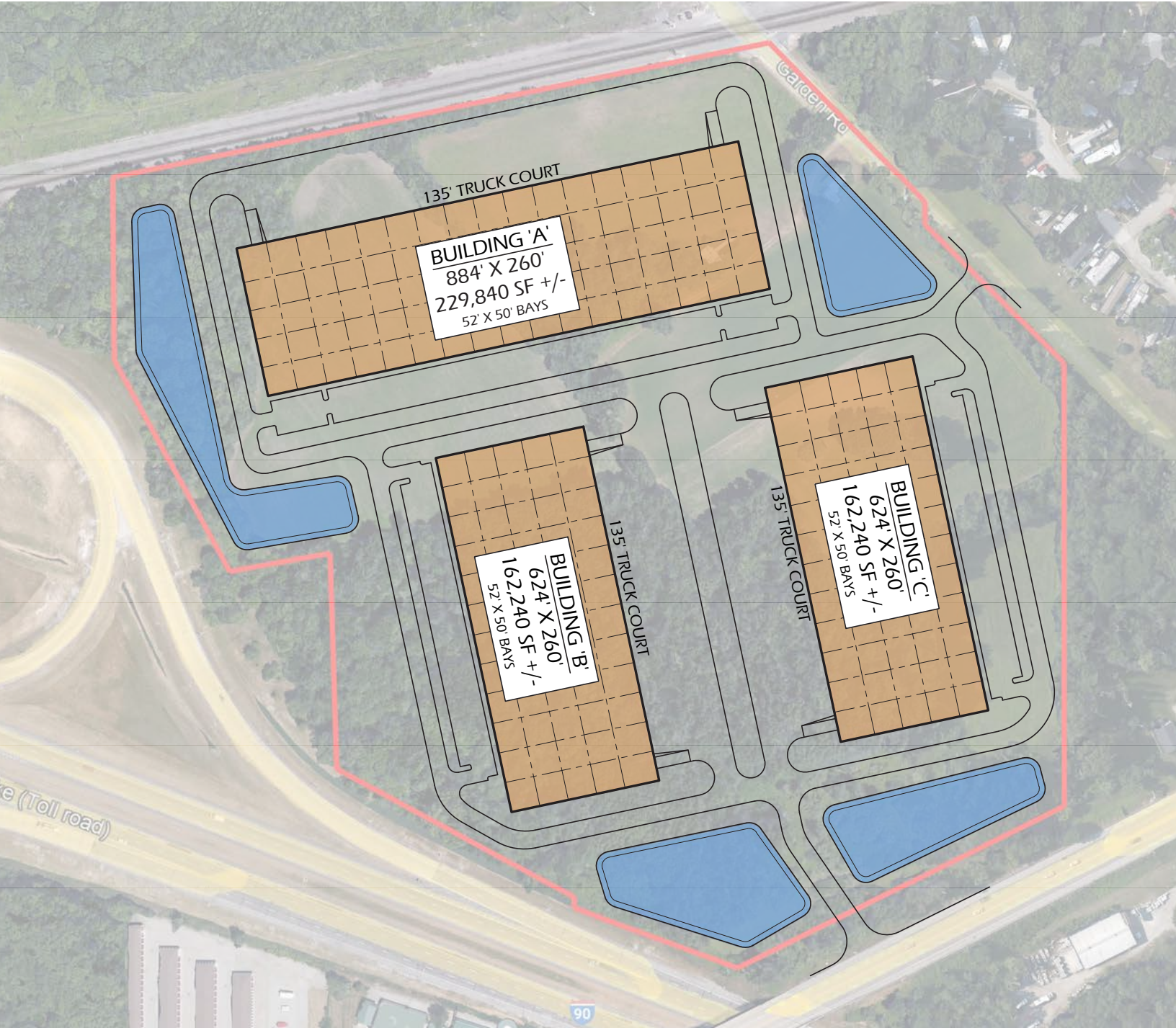
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Terry **COYNE**.com

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CONCEPTUAL SITE PLAN



A.1

CONCEPTUAL SITE PLAN

SCALE : 1" = 200'-0"

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DEVELOPMENT AERIAL MAP



PARCEL HIGHLIGHTS

Address	Parcel #	Size	Taxes
10580 Airport Highway	38-46521	6.45 Acres	Taxes/Year: \$886.42
10650 Airport Highway	38-28757	14.747 Acres	Taxes/Year: \$1,982.22
2044 Garden Road	38-28861	19.238 Acres	Taxes/Year: \$3,068.10

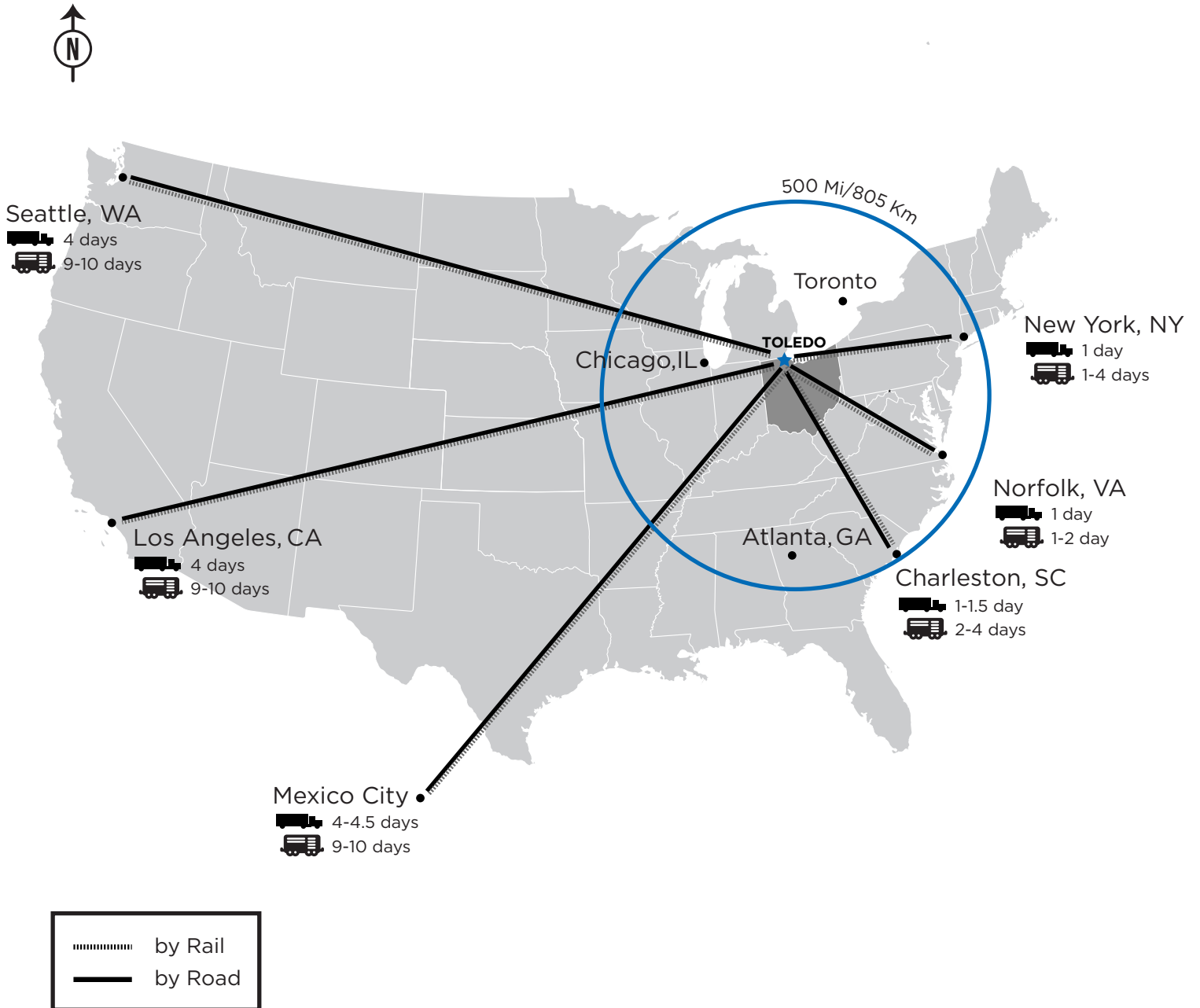
TRAFFIC COUNTS

Location	Traffic Count
Ohio Turnpike (I-80/90)	21,743 Vehicles Per Day
Airport Highway (State Route 2)	15,151 Vehicles Per Day

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INDUSTRIAL LOGISTICS MAP



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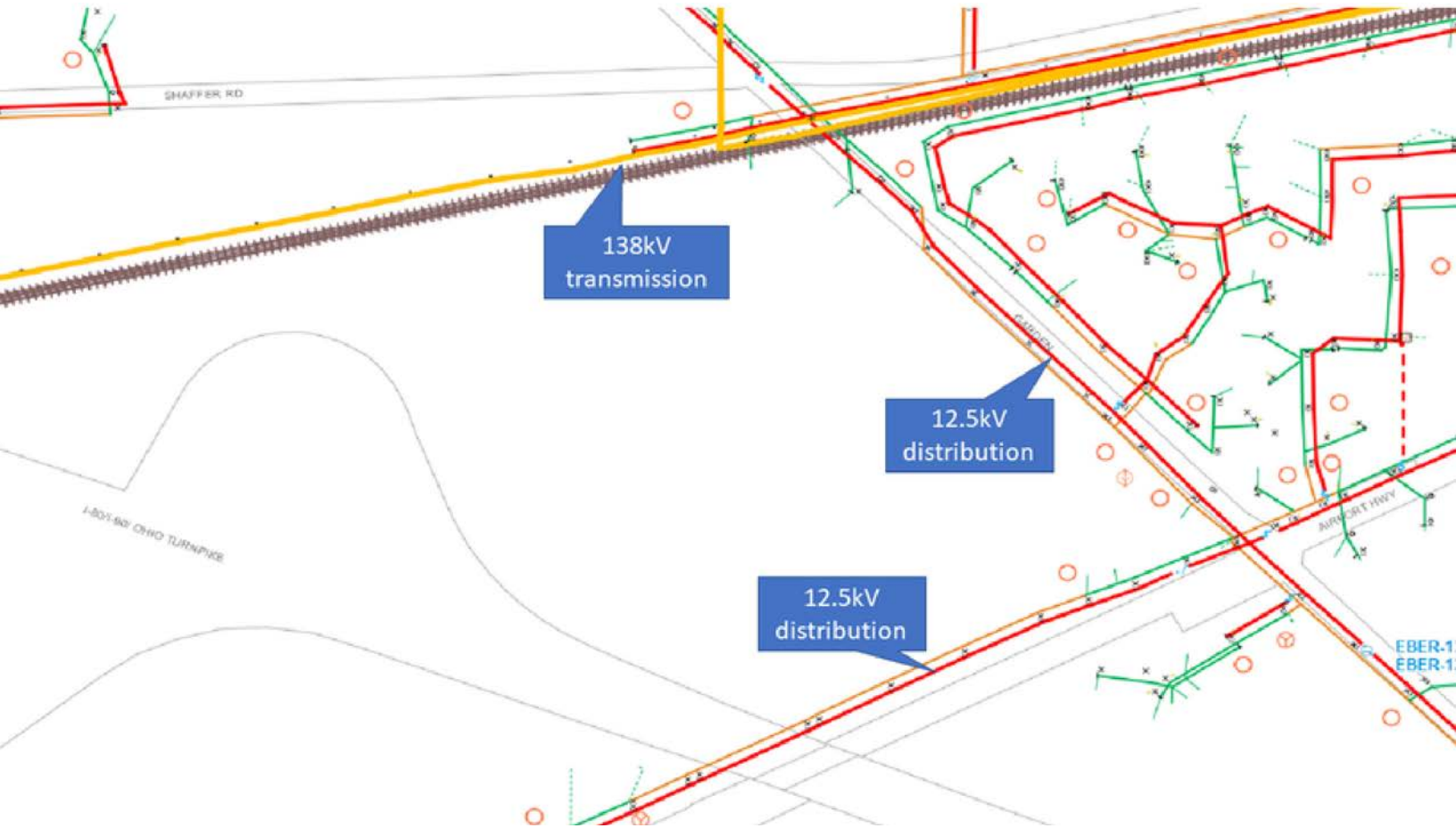
EMPLOYMENT OVERVIEW (15-MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 462,457 Population	 24% High School Diploma	 \$58,536 Median Household Income	 59.9% White Collar	 16.4% Services
 39.7 Median Age	 32% Some College	 \$35,944 Per Capita Income	 23.8% Blue Collar	 4.4% Unemployment Rate
 194,789 Households	 32% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$50,528 Median Disposable Income		 14% Spend 7+ hours commuting to and from work per week	 16,400 Total Businesses	 250,587 Total Employees




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POWER LINE UTILITY MAP



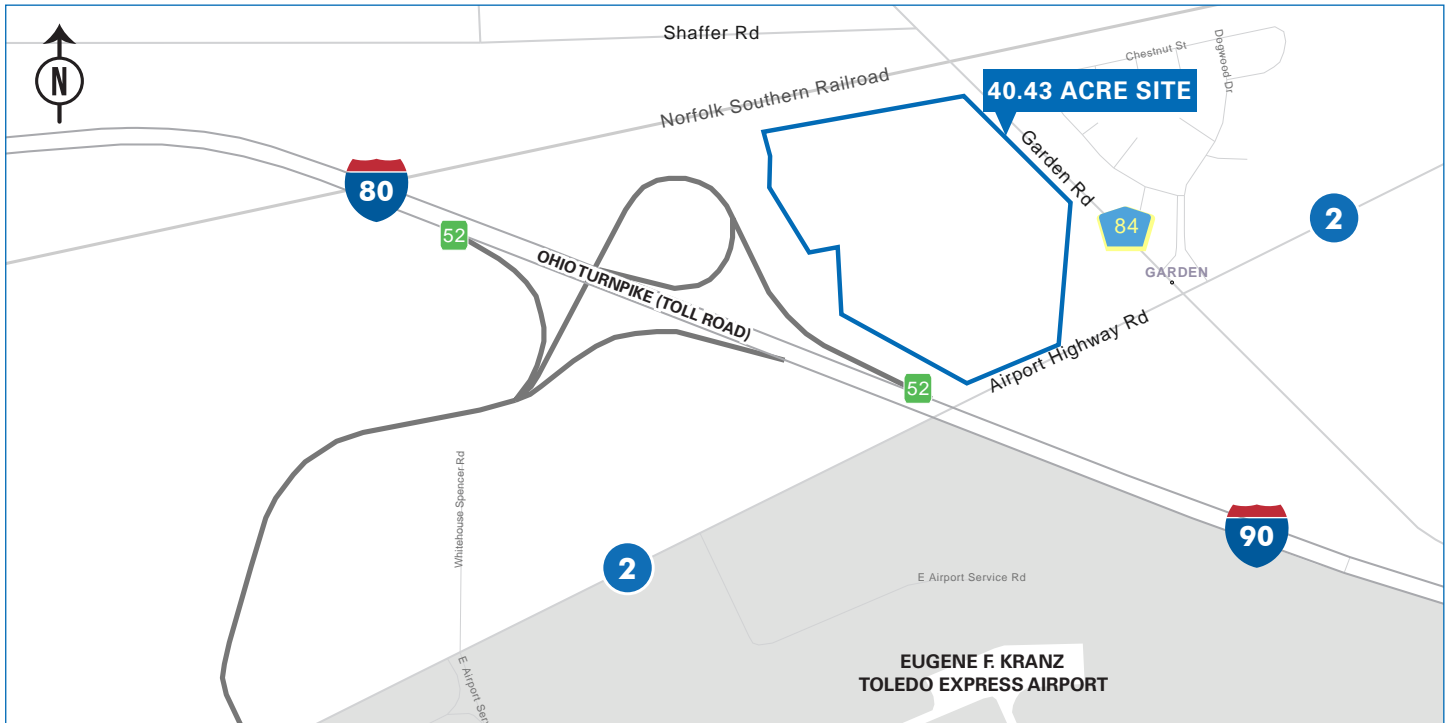
UTILITY DETAILS

	Power Provider Power Description	Toledo Edison 138 Transmission, 12.5 kV Distribution
	Fuel Provider	Ohio Gas
	Water Provider Waterline Sanitary Sewer	Public 16" Along North Side of Airport Highway 18" at Corner of Airport Highway and Garden Road

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LOCAL & REGIONAL MAP



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