

For Sale

Industrial Land - 53 Acres Available



11519 Road 144/West Gasser Rd

Paulding, OH, 45879

Highlights

- Zoned Industrial
- Shovel-ready with flat topography, no floodplain or wetlands
- Phase I & II ESA, geotechnical study, and wetlands delineation completed (all clean)
- On-site utilities: electric (7,200V, 3-phase), fiber up to 10 GB, solar system available
- Nearby utilities: water (1.2M GPD excess), sewer (281,000 GPD excess), gas line within 200 ft
- Adjacent rail access (Patriot Rail, Class II), spur possible
- Situated close to US 127 (1 mi) and US 24 (7 mi)
- Regional connectivity: Fort Wayne International Airport (40 mi), Toledo Port (87 mi)
- Enterprise Zone designation and local incentives available
- Established industrial presence nearby (steel, plastics, seating), employers include Holcim and Systech
- Designed for advanced manufacturing logistics and distribution
- Skilled industrial labor pool supported by local trade schools and colleges

Asking Price	\$1,064,000
Price per Acre	\$20,000/Acre
Lot Size	53 Acres



Chad Voglewede

Senior Broker

cvoglewede@bradleyco.com

c 260.639.3377

Conner Call

Broker | Market Research Analyst

ccall@bradleyco.com

c 260.241.6892

Jonathan Roth

Managing Dir.

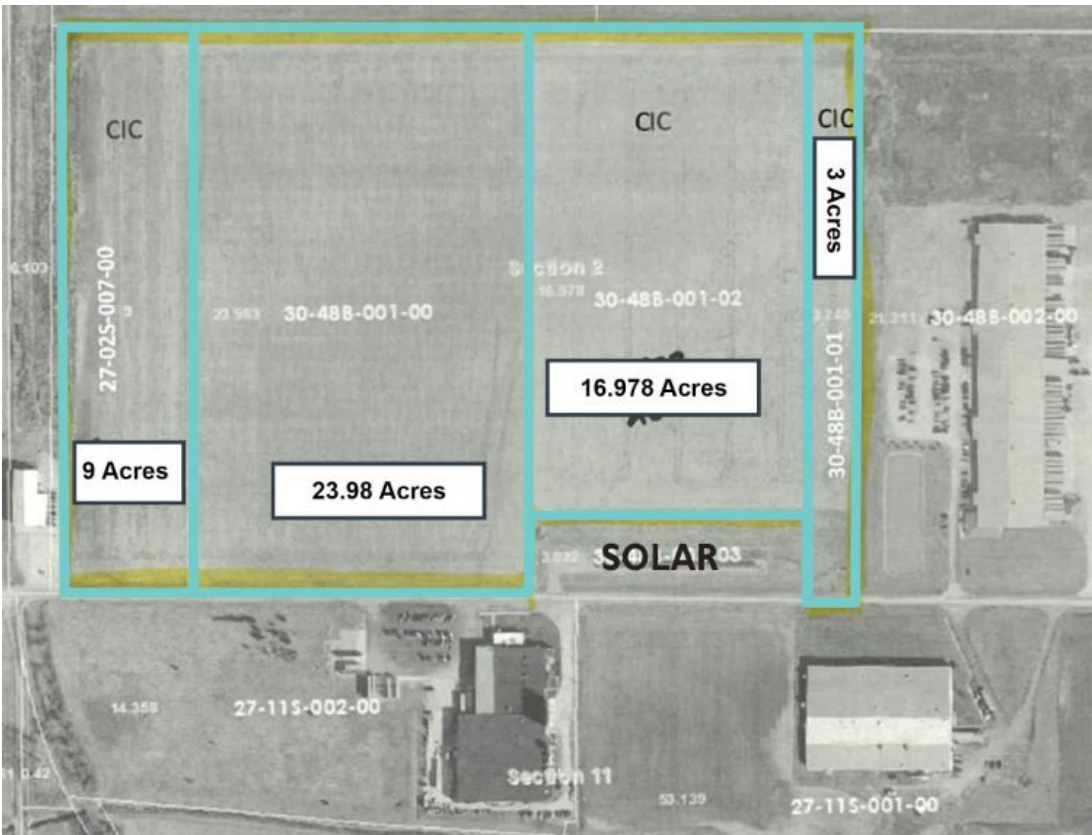
jon@rawprops.com

o 260.423.4311

www.bradleyco.com

Aerials

11519 Road 144/West Gasser Rd, Paulding, OH 45879



Proposed Site Plan

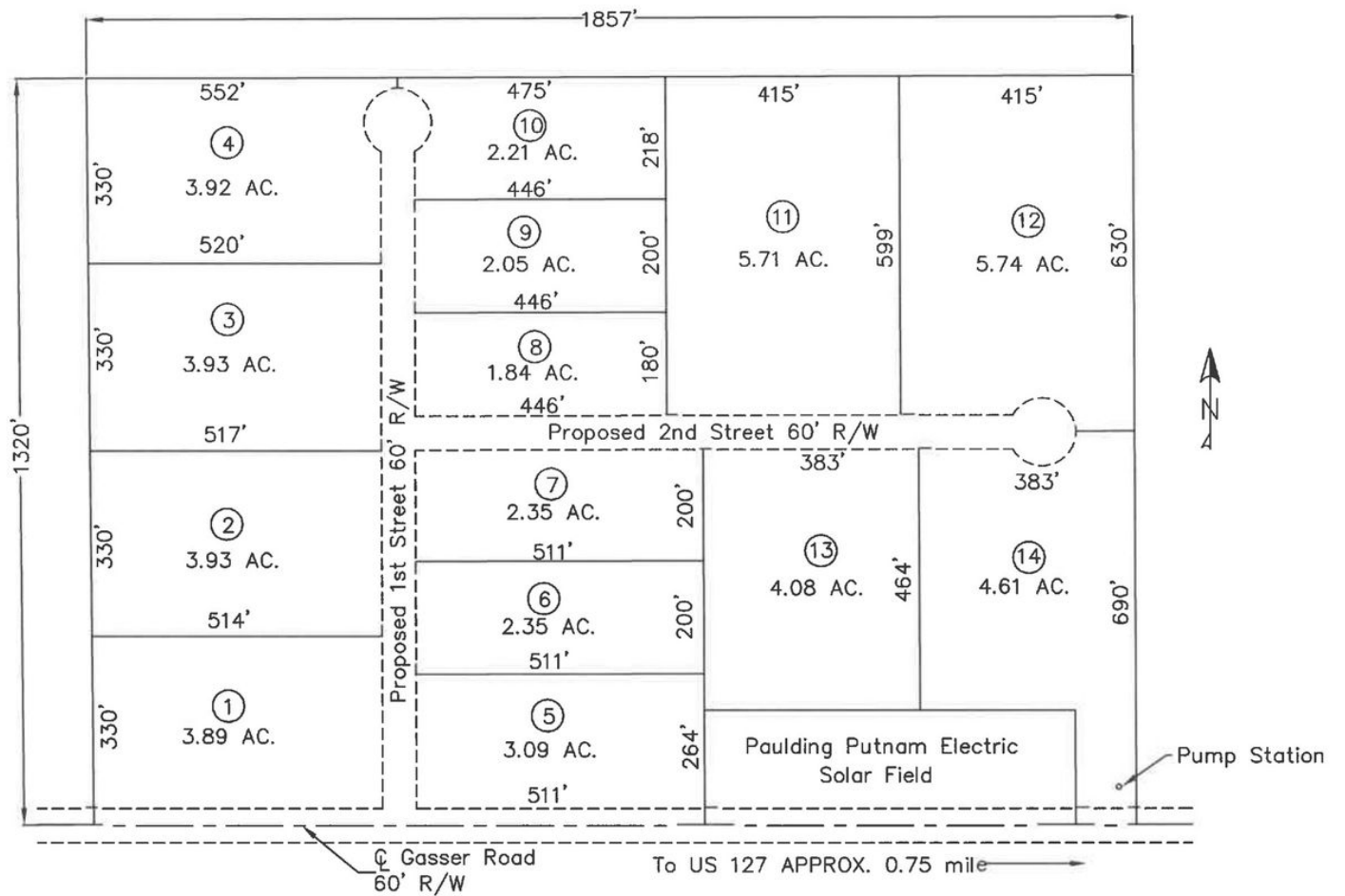
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Paulding Industrial Park - Preliminary Layout

Flexible Lot Configurations Available

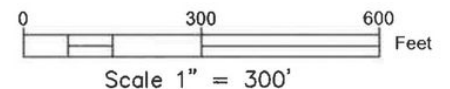
53.21 Acres - Plan "A" Lot Layout



Proposed 1st Street: 1275'

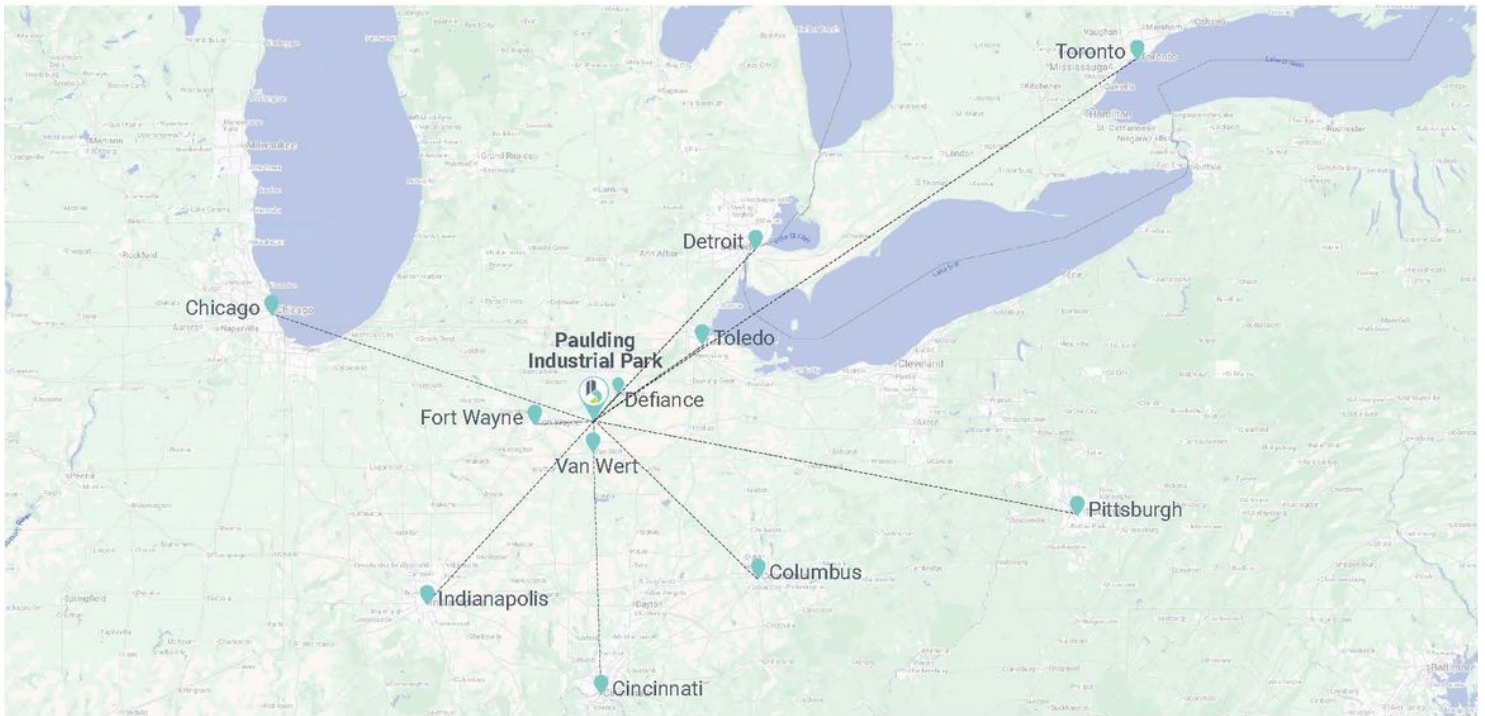
Proposed 2nd Street: 1173'

Existing water line, sanitary sewer and storm drainage
along north side of Gasser Road



Logistics

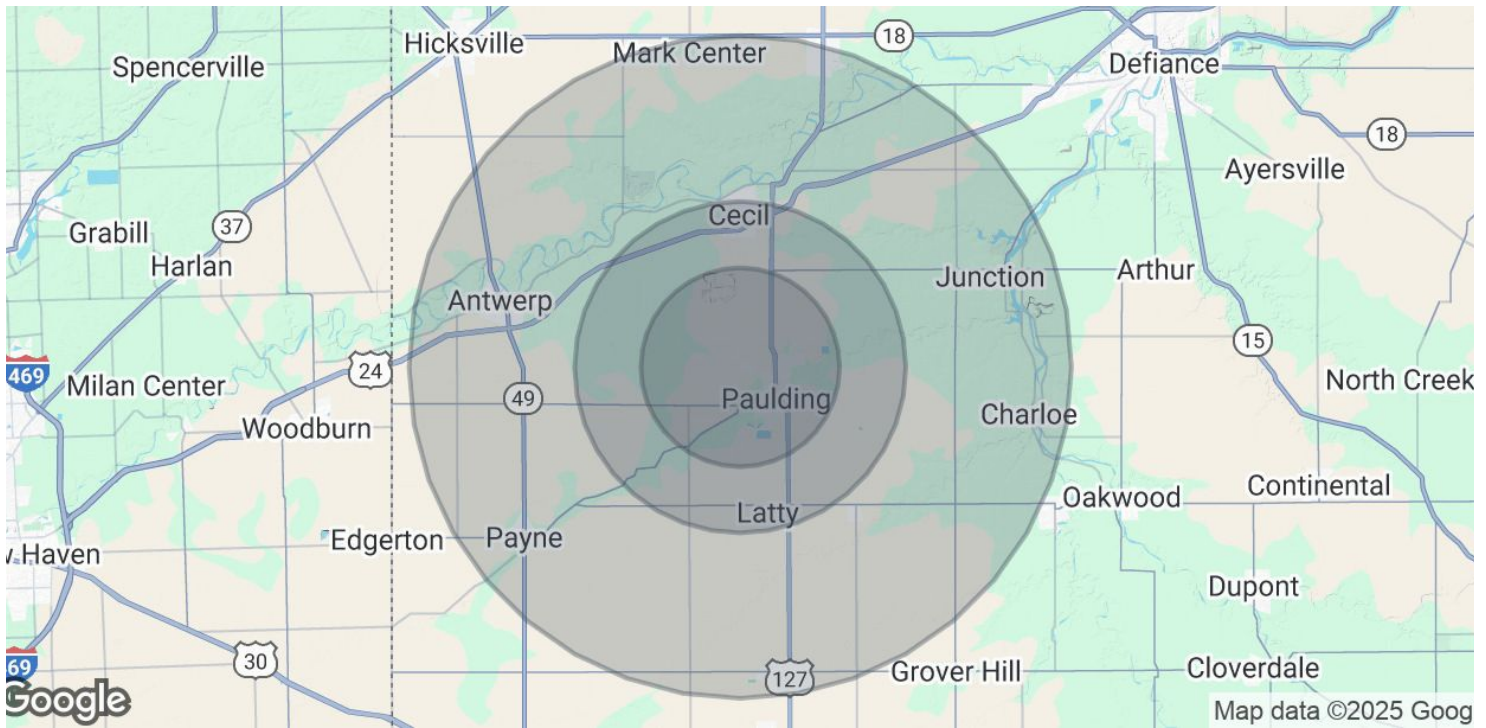
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City	Distance	Travel Time	Via
Defiance	18 miles	30 minutes	US 24
Van Wert	19 miles	25 minutes	SR 127
Fort Wayne (Airport)	34 miles	45 minutes	US 24
Toledo (Airport)	75 miles	1 hour 15 minutes	US 24
Dayton	117 miles	2 hours	I-75
Detroit	136 miles	2 hours 15 minutes	US 24 & I-75
Columbus	142 miles	2 hours 30 minutes	US 33
Cincinnati	166 miles	3 hours	I-75
Chicago	198 miles	3 hours 45 minutes	US 24
Pittsburgh	293 miles	4 hours 30 minutes	US 24, I-80, & I-76
Toronto	365 miles	6 hours	US 24, I-75, & ON-401

Demographics

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Demographics

	1 Miles	5 Miles	10 Miles
Total Population	4,164	5,602	16,600
Average Age	41	42	42
Average Age (Male)	40	40	41
Average Age (Female)	42	43	42
Total Households	1,763	2,351	6,734
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$71,721	\$78,260	\$88,617
Average House Value	\$175,510	\$172,699	\$172,544