

# Industrial Land For Sale



## 11519 Road 144/West Gasser Rd

Paulding, OH, 45879

### Property 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
Lot Size	53 Acre
Price per Acre	\$20,000/Acre



Chad Voglewede  
Senior Broker  
cvoglewede@bradleyco.com  
c 260.639.3377

Conner Call  
Broker  
ccall@bradleyco.com  
c 260.241.6892

Jonathan Roth  
jon@rawprops.com  
o 260.423.4311

[www.bradleyco.com](http://www.bradleyco.com)



An aerial photograph of a rural landscape. A cyan rectangle highlights a rectangular plot of land, divided into two sections of different shades of green. To the right of this plot is a road and a building with the text 'HUNTER BROS INC' on its side. Further right is a residential neighborhood with many houses and trees. The majority of the image is composed of large, brown agricultural fields.



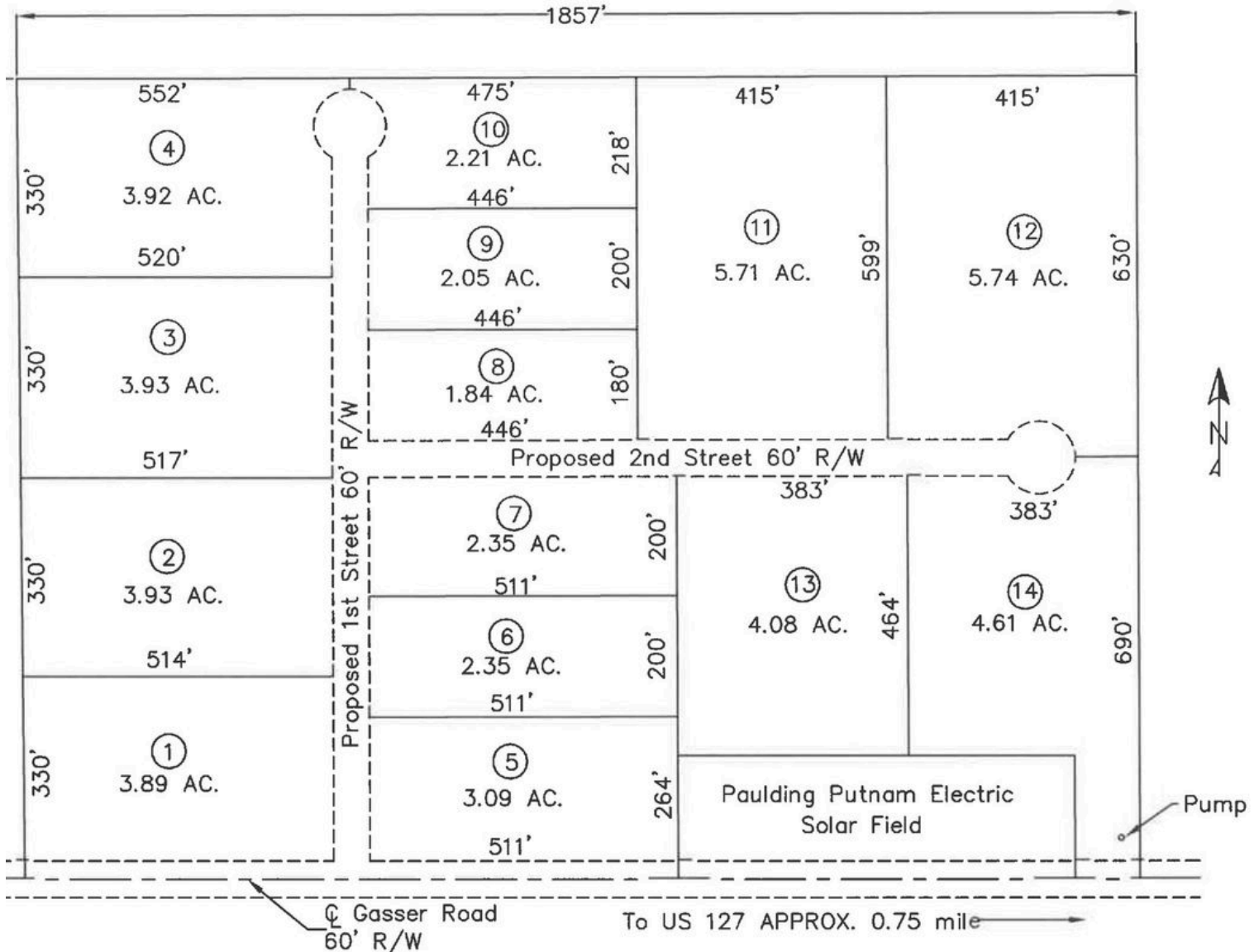
# Proposed Site Plan

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

## Paulding Industrial Park - Preliminary Layout

### Flexible Lot Configurations Available

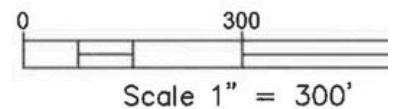
53.21 Acres - Plan "A" Lot Layout



Proposed 1st Street: 1275'

Proposed 2nd Street: 1173'

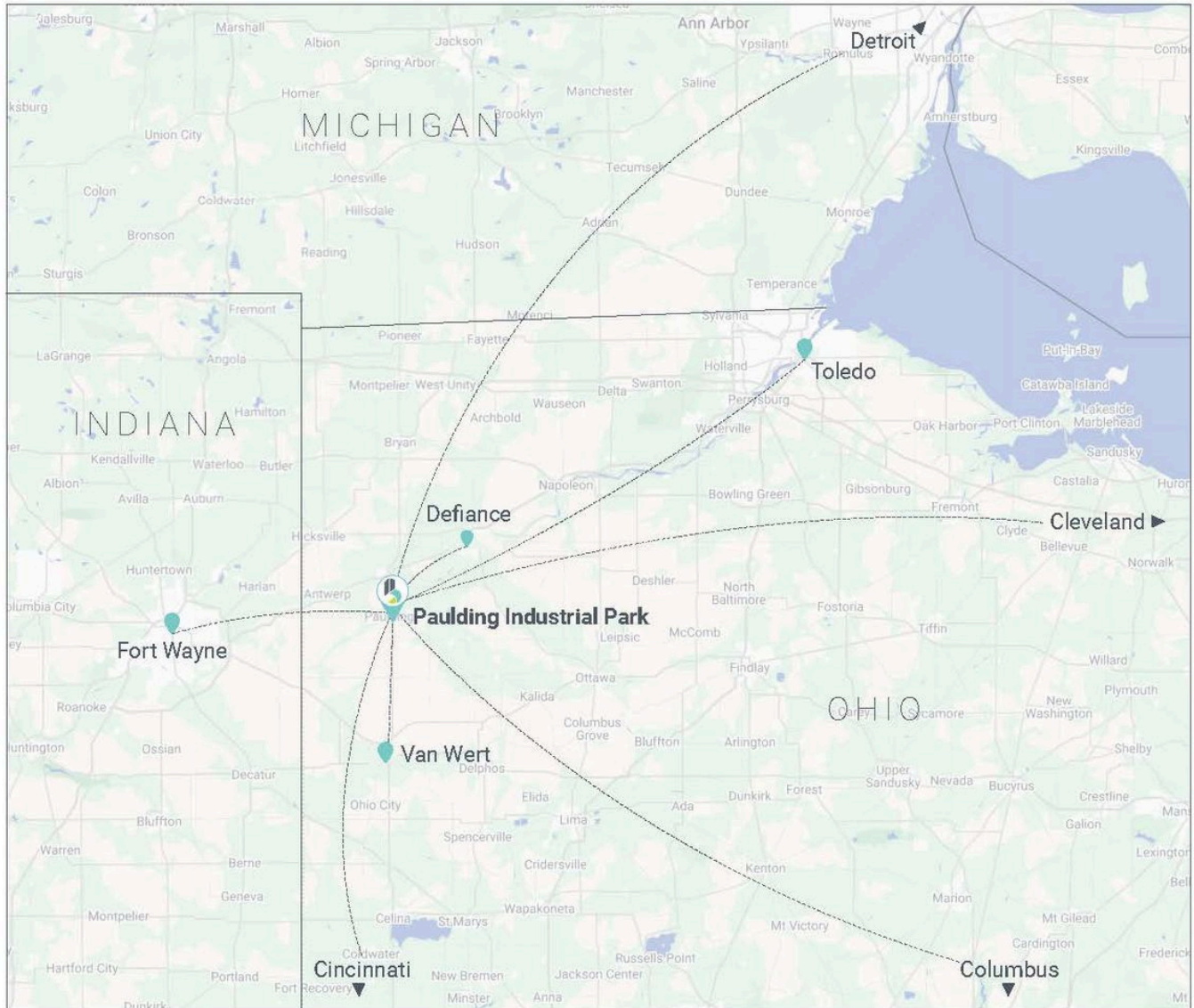
Existing water line, sanitary sewer and storm drainage along north side of Gasser Road





# Logistics

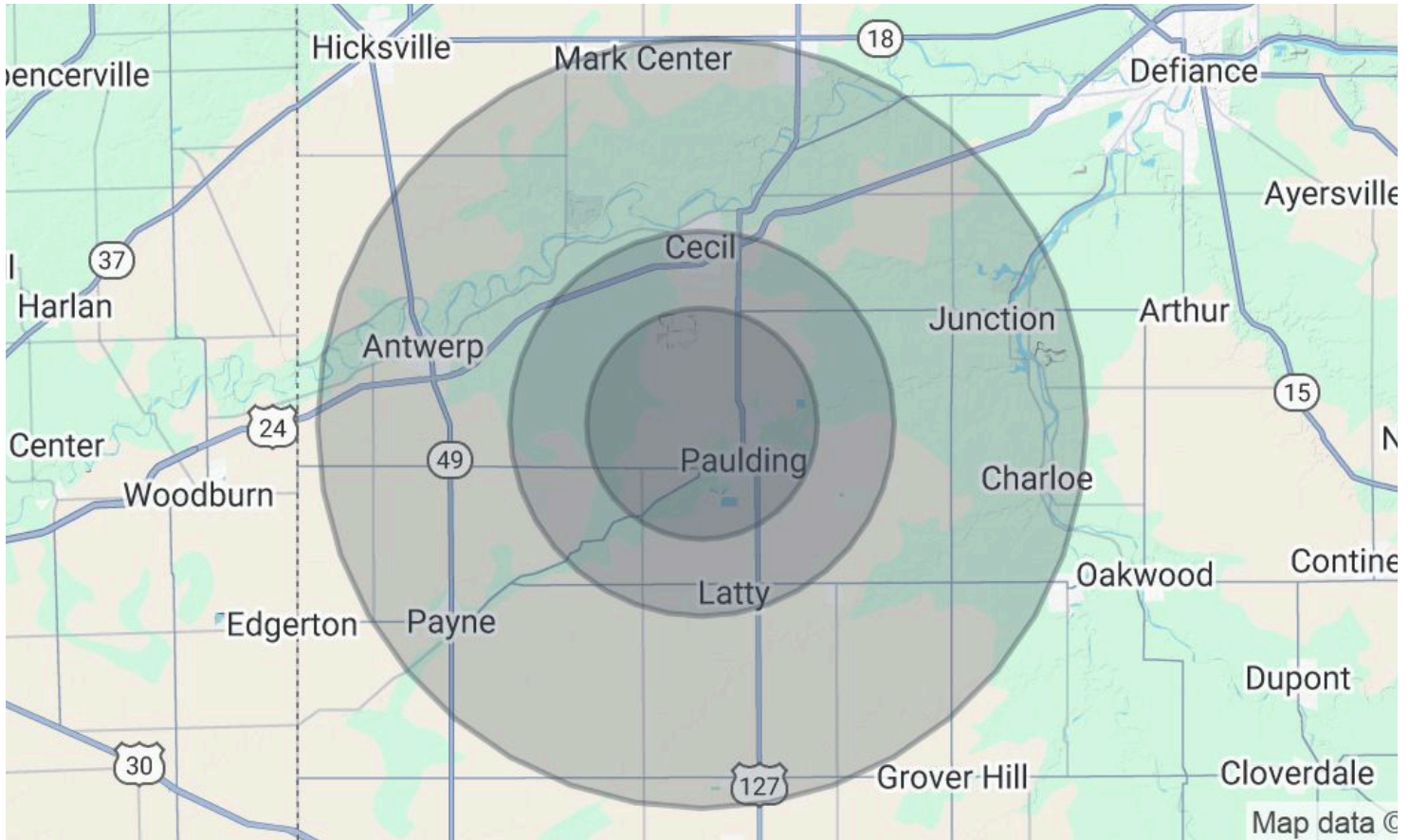
11519 Road 144/West Gasser Rd, Paulding, OH 45879



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

# Demographics

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



## Demographics

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