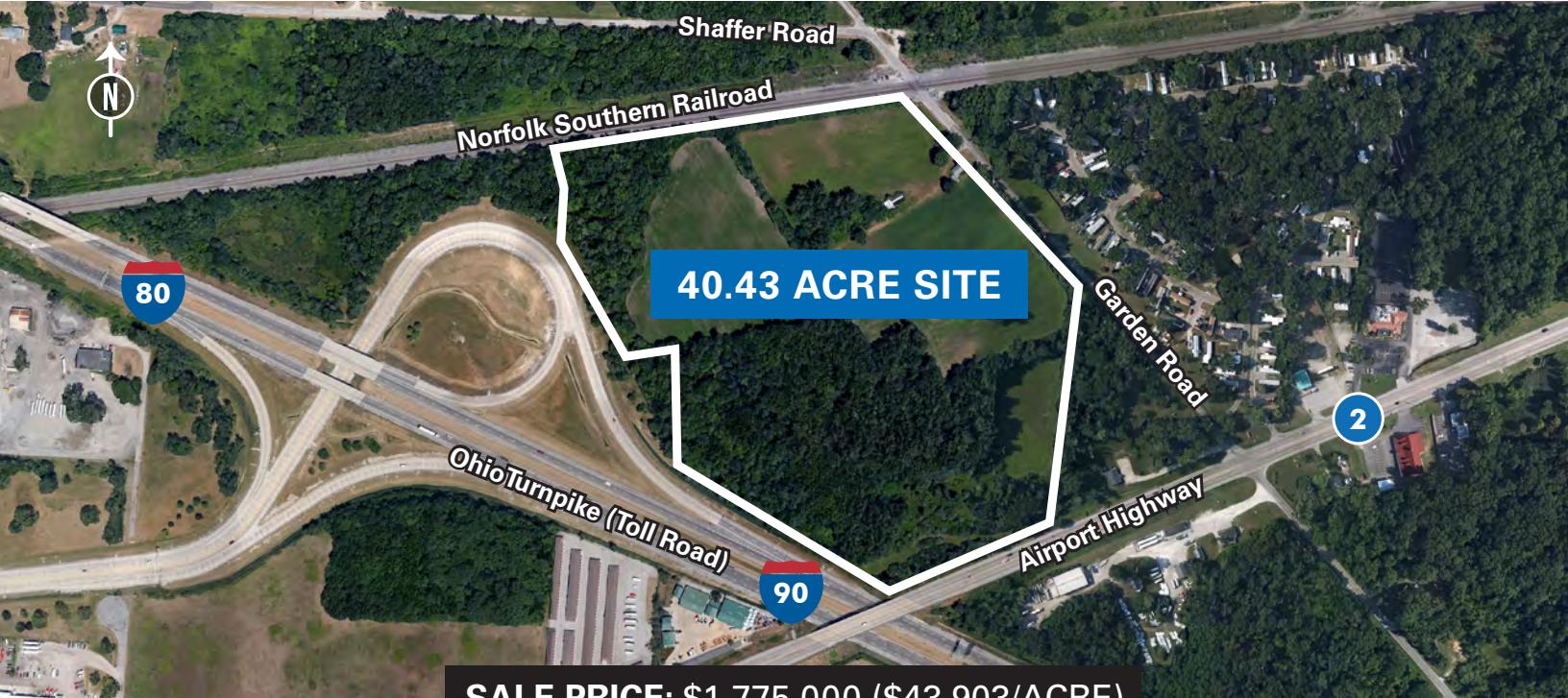


# AVAILABLE FOR SALE 40.43 ACRE INDUSTRIAL DEVELOPMENT SITE

**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**



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



**EASY ACCESS  
TO GARDEN ROAD,  
STATE ROUTE 2 AND  
I-90/I-80 (OHIO TURNPIKE)**

**CONTACT**



**Terry Coyne  
Executive Vice Chairman  
216.218.0259  
Terry.Coyne@nmrk.com**

Licensed Real Estate Broker

**NEWMARK**

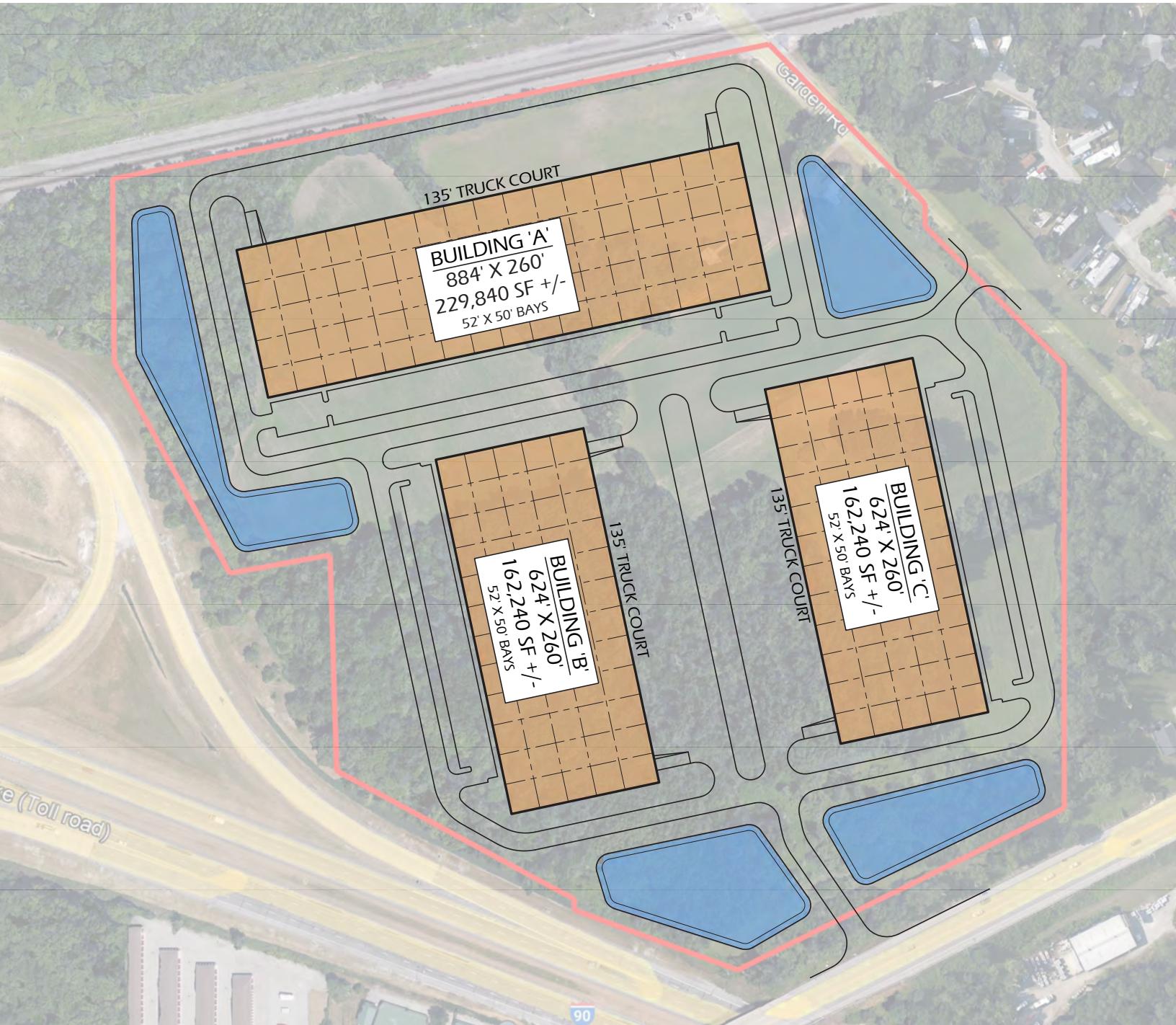
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**Terry COYNE.com**

# 10580 & 10650 AIRPORT HIGHWAY, 2044 GARDEN ROAD

(Monclova Township) Swanton, OH 43558

## CONCEPTUAL SITE PLAN



A.1

CONCEPTUAL SITE PLAN

SCALE : 1" = 200'-0"

## 10580 & 10650 AIRPORT HIGHWAY, 2044 GARDEN ROAD

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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

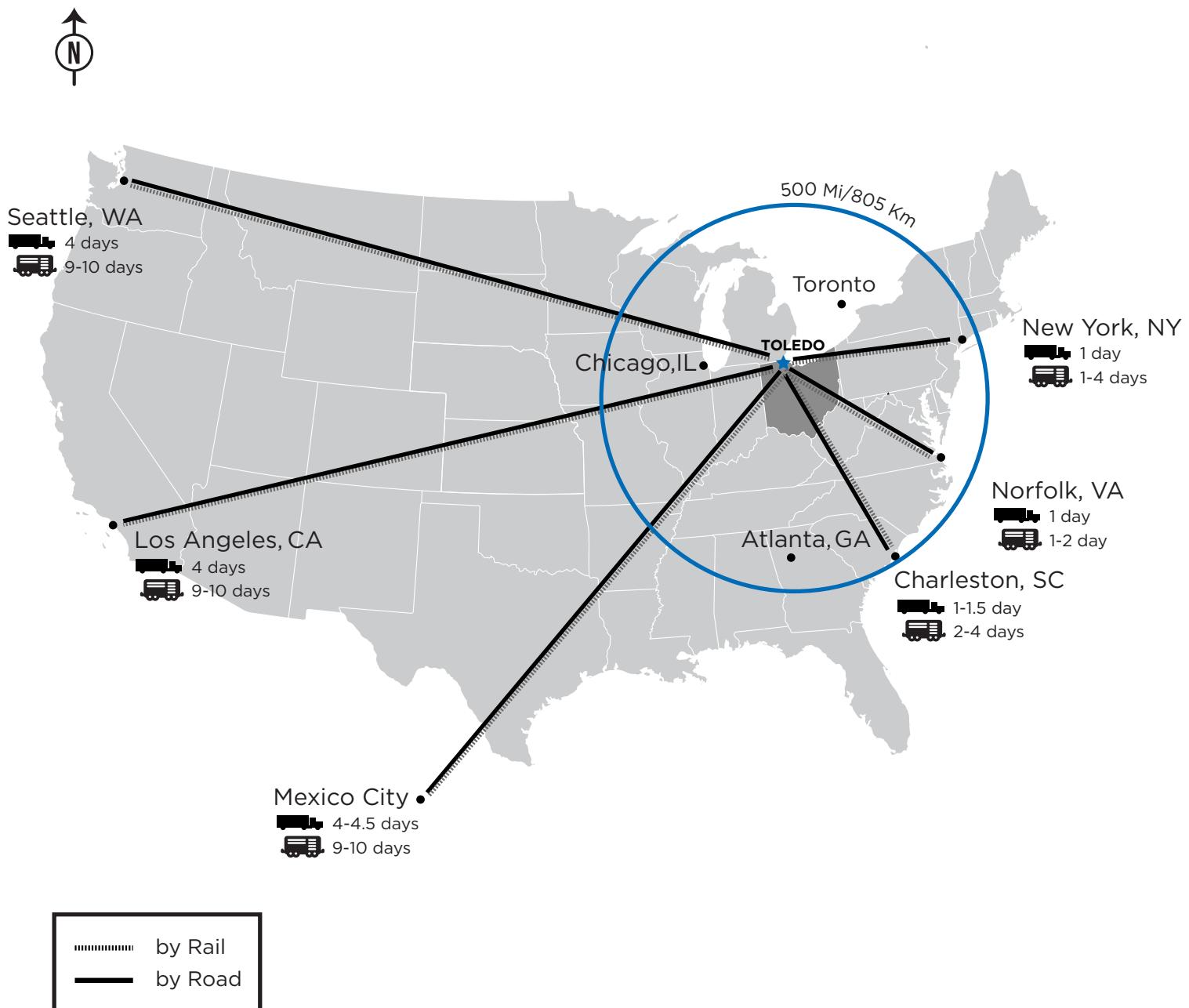
### TRAFFIC COUNTS

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

## 10580 & 10650 AIRPORT HIGHWAY, 2044 GARDEN ROAD

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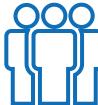
### INDUSTRIAL LOGISTICS MAP



## 10580 & 10650 AIRPORT HIGHWAY, 2044 GARDEN ROAD

(Monclova Township) Swanton, OH 43558

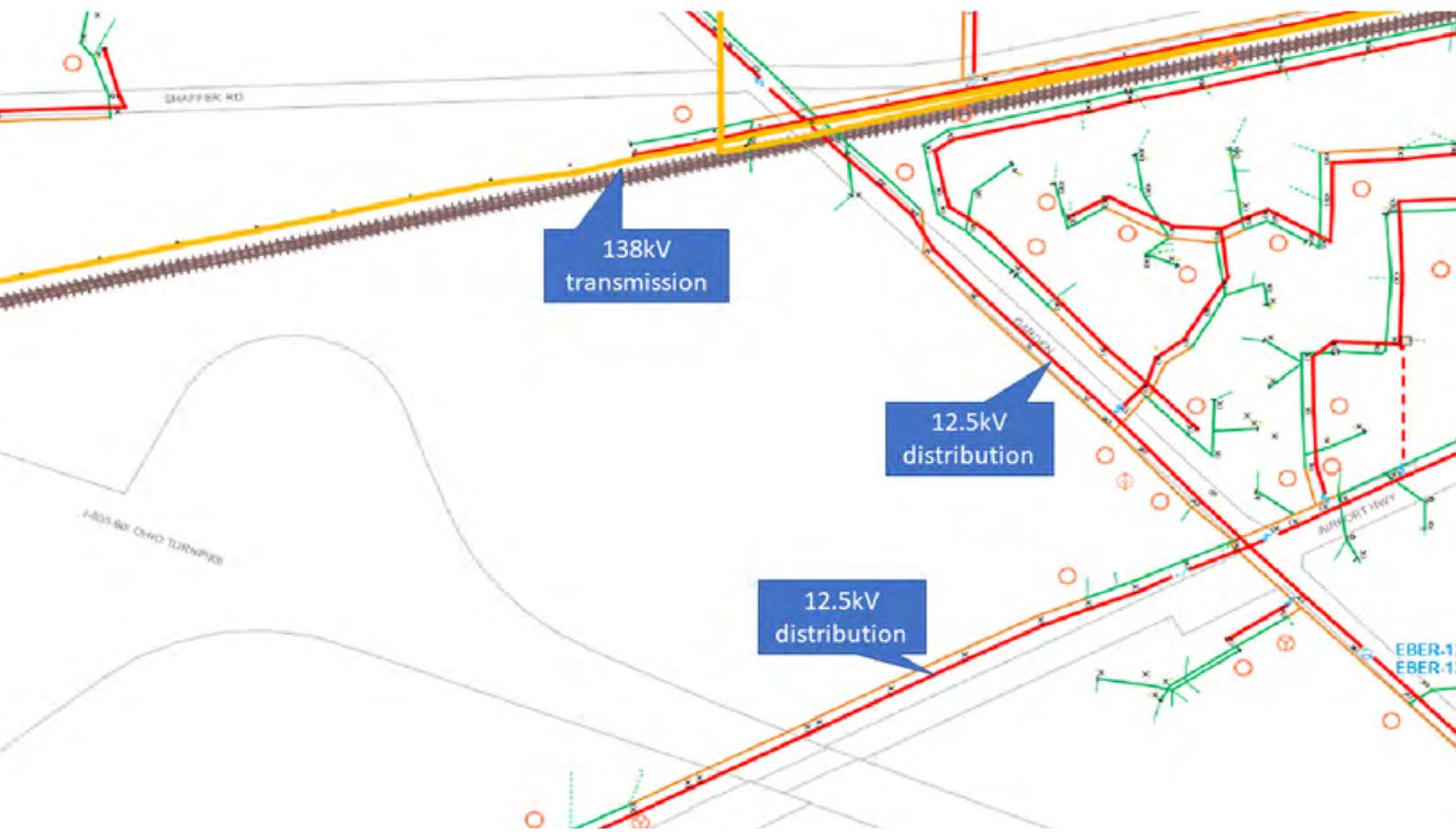
### EMPLOYMENT OVERVIEW (15-MILE RADIUS)

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

## 10580 & 10650 AIRPORT HIGHWAY, 2044 GARDEN ROAD

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### POWER LINE UTILITY MAP



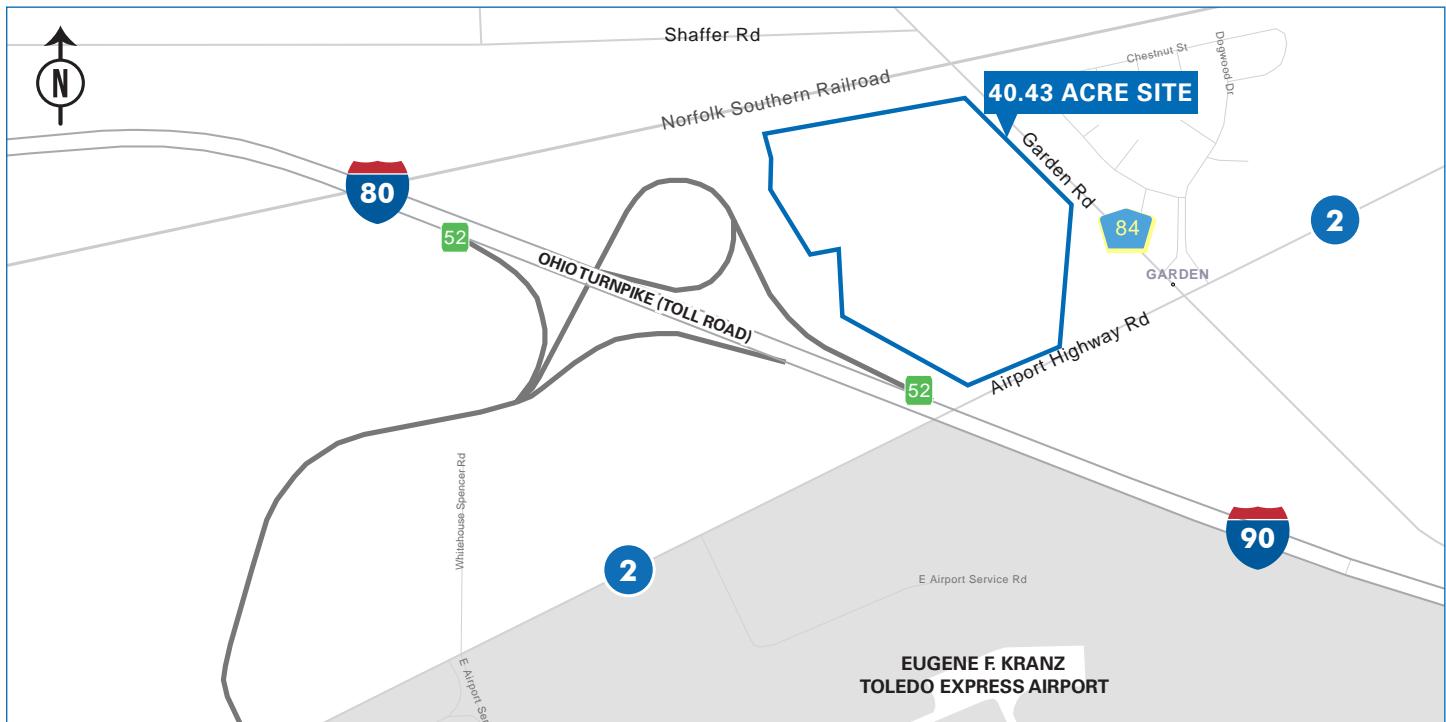
### UTILITY DETAILS

	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



CONTACT



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