



## Harmon Business Park

Bass Pro Blvd At Lime City Road  
Rossford, Ohio 43460

### Property Highlights

- Class A manufacturing and distribution park
- Build ready sites
- Easy access to I-75, 80/90 Turnpike, and 795
- All utilities at site
- Infrastructure completed in 2017
- Planned Industrial zoning
- Incentives available through local city, county, and state agencies
- 64 total acres available.
- Seller has significant due diligence completed

### Offering Summary

Sale Price:	\$74,500 / acre
Lot Size:	5 - 64 Acres

### For More Information



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#### Todd Dickerson

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Sale Price	\$74,500 / Acre
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## Location Information

Property Name	Harmon Business Park-Rossford
Street Address	Bass Pro Blvd at Lime City Road
City, State, Zip	Rossford, OH 43460
County	Wood
Market	Toledo
Nearest Highway	I-75 and I- 80/90
Nearest Airport	Toledo Express Airport & Detroit Metro Airport

## Completed Due Dilligence

Title Work	2024
Phase I	2024
Soil Borings	2024
Geotech	2024
Surface Water Deliniation	2024

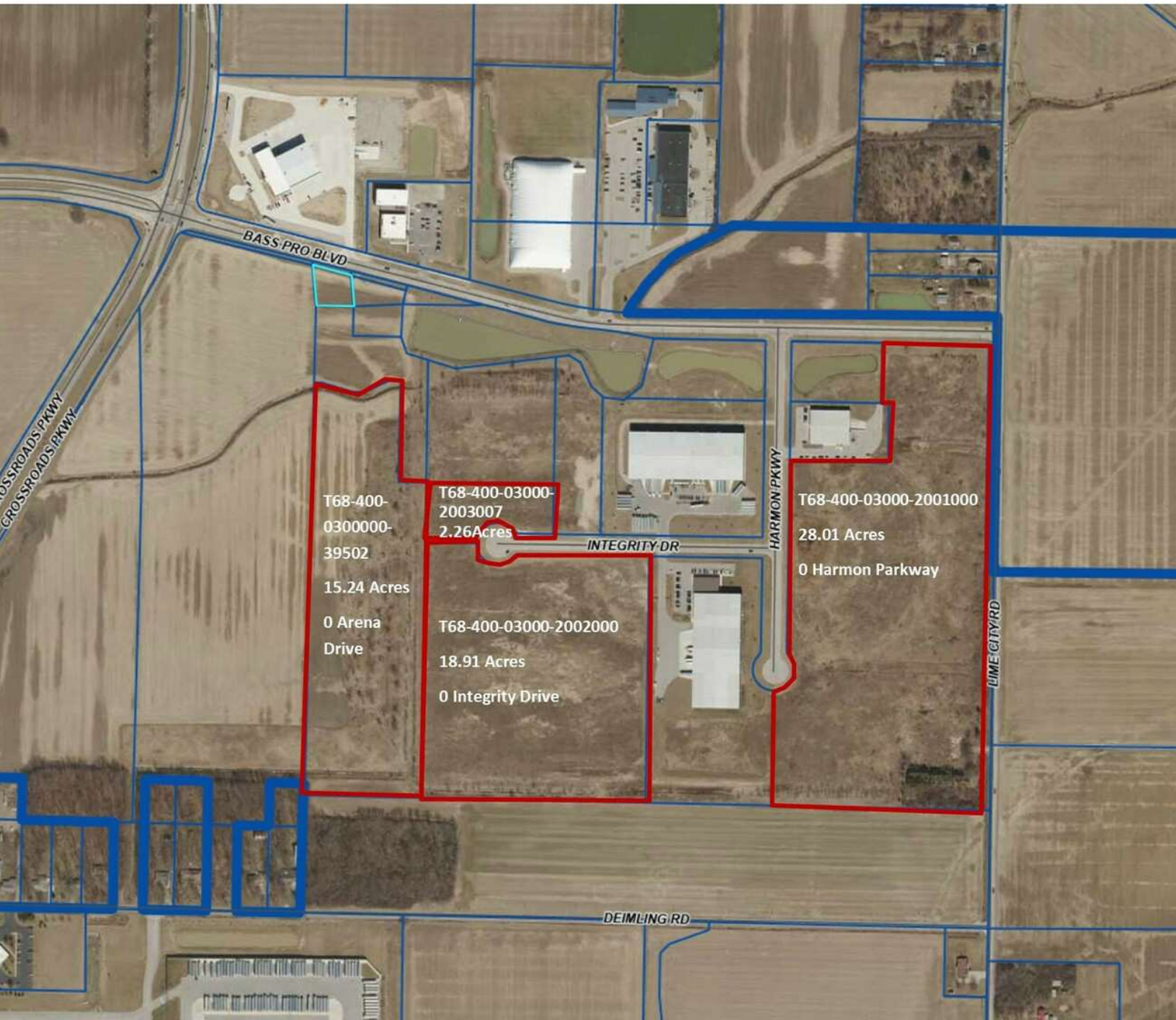
## Property Information

Property Type	Industrial Lots
Zoning	Planned Industrial
Lot Size	5 - 64 Acres
APN #	T68-400-03000-2001000 T68-400-03000-2002000 T68-400-03000-0039502 T68-400-03000-2003007
Amenities	All utilities at site, roadwork was completed 2017. 3 ponds on site provide detention and beautification. The site is conveniently located near 4 major hotel brands, shopping, and restaurants.
Power	Yes
Rail Access	No
Topography	Flat

## Utilities & Amenities

Gas / Propane	Columbia Gas
Water/Sewer	Northwest Water & Sewer
Electric	First Energy

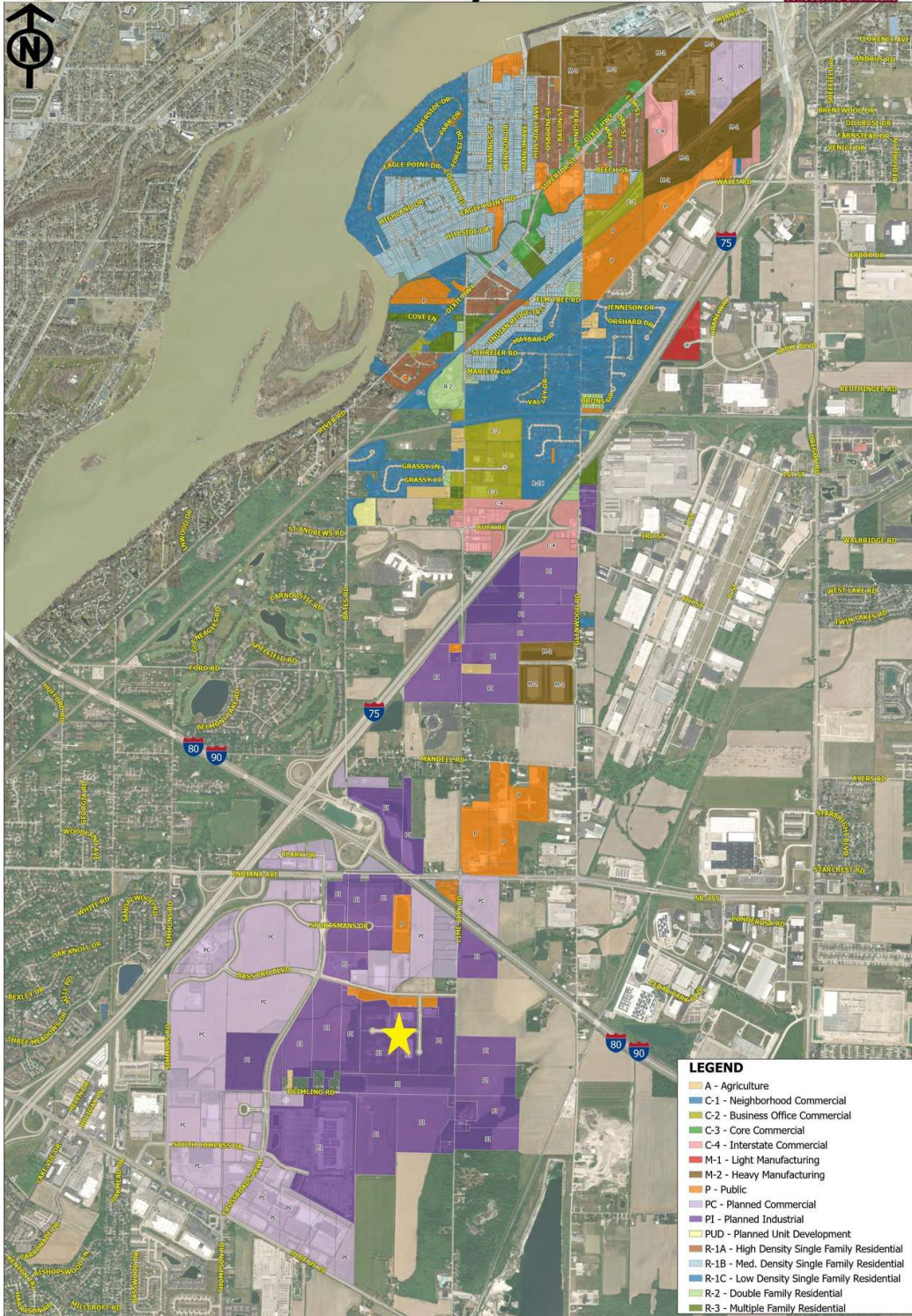








# City of Rossford - Zoning January 2025



**1132.02 MATRIX OF PERMITTED AND SPECIAL LAND USES.**

Zoning Districts Land Uses.	A	P	R-1A	R-1B	R-1C	R-2	R-3	MHP	PUD	C-1	C-2	C-3	C-4	PC	M-1	M-2	P1
Agricultural operations, except commercial confinement operations	P								S					P			S
Apiculture, greenhouses, and horticulture	P								S					P			S
Farmsteads	P																
Plant cultivation and floriculture	P								S					P			S
Roadside stands for the display and sale of produce grown on the premises	P																
Stabling of horses	P																
Apartments									P			S	S	S			S
Dwelling – single family	P	P	P	P	P	P	P		P								
Dwelling – single family, designed with one (1) or two (2) zero lot lines						P	P		P								
Dwellings – two family						P	P		P								
Dwellings – multiple family							P		P					S			S
Manufactured Home Parks in accordance with OAC 3701, the Ohio Public Health Council, and ORC 3733								P									
Adult-care facilities (as defined and regulated in ORC 3722)	P	S	S	S	S	P	P		P					P			P
Cemeteries	S	S	S	S													
Child care center facilities						S	S		P	S	S	S	P	P			P
Churches or places of religious worship	P	S	S	S	S	S			P	P	P	P	P	S			S
Community centers open to the general public							S		P					P			P
Zoning Districts Land Uses.	A	P	R-1A	R-1B	R-1C	R-2	R-3	MHP	PUD	C-1	C-2	C-3	C-4	PC	M-1	M-2	P1
Cultural service institutions, such as museums, art galleries, libraries, planetariums, and concert halls		P							P					P			P
Educational facilities – Primary and secondary Schools	P	S	S	S	S	S					S	S	S	P			P
Educational facilities – Higher educational institutions	P								P		S	S	S	P			P
Educational facilities – Trade or vocational schools and colleges	P								P		P			P			P
Funeral homes									P	P	P <sup>60</sup>	P	P	P			P
Government offices, courts, and police and fire headquarters	P													P			P
Governmental services, such as sanitation plants, refuse areas, etc.	P																
Medical Centers, clinics and hospitals									P					P			P
Zoning Districts Land Uses.	A	P	R-1A	R-1B	R-1C	R-2	R-3	MHP	PUD	C-1	C-2	C-3	C-4	PC	M-1	M-2	P1

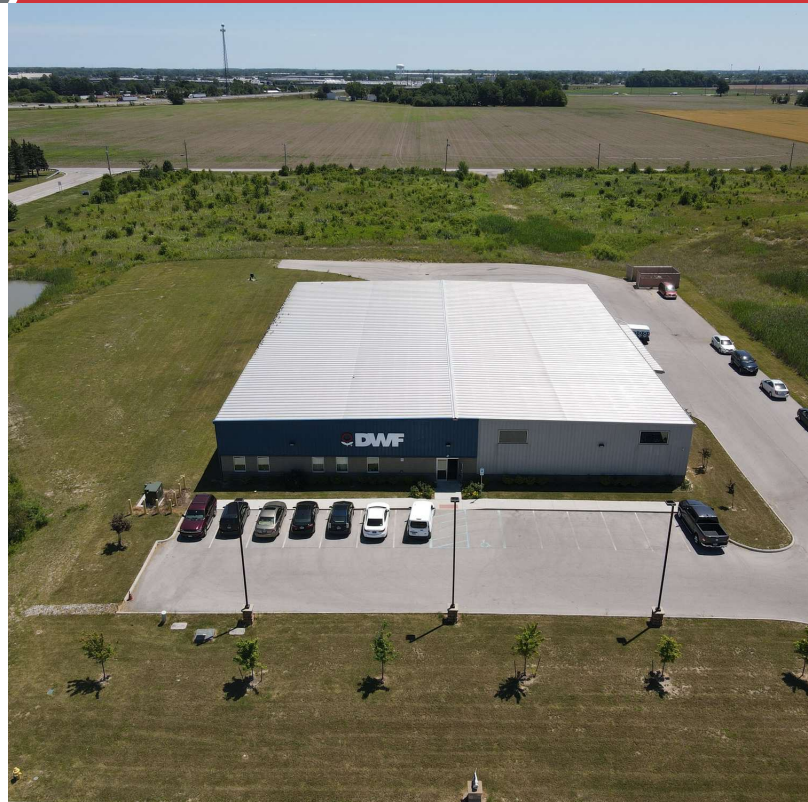


Open space areas such as conservation areas, wildlife preserves, forests preserves, arboreta, botanical or zoological gardens. No structure shall be erected on dedicated open space areas which are not clearly incidental to the principal use of the land	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Stadiums, coliseums, race tracks and similar facilities to seat more than 1,000 people at one time														S				P
Social service institutions, including publicly-owned orphanages, sanatoria, or correctional institutions		P							P					P				P
Wireless telecommunications facilities	S	S								S		S	S	S	S	S		S
Amusement arcades												S	S	P				P
Animal hospitals & veterinary offices with no outside runs or kennels									P			P	P	P				P
Automotive – Car washes									P			S <sup>63</sup>	P	S				S
Automotive service stations – gas									P	S		S	P	S	P	P		S
Automotive service stations – Repair garages and temporary storage									P	S		S	P	P	P	P		P
Banks & other similar financial institutions (without drive-thru)									P	P	P	P	P	P				P
Banks & other similar financial institutions (with drive-thru)									P		S	S	P	P				P
Clubs & lodges – private and non-profit									P	S	P	P	P	S				S
Computerized sweepstakes Terminal afes												S	S	S	P	P		S
Hotels and Motels									P				P	P				P
Laundromats and dry cleaning									P	P	P	P	P	P				P
Monument works (stone monuments) having a retail outlet on the premises									P			P	P		S			P
<u>Zoning Districts</u> <u>Land Uses</u>	A	P	R-1A	R-1B	R-1C	R-2	R-3	MHP	PUD	C-1	C-2	C-3	C-4	PC	M-1	M-2		PL
Office park									P				P	P				P
Offices - administrative and business offices, including corporate office headquarters									P					P	P	P		P
Offices – business, union, charitable, finance, professional, consulting offices, including offices of industrial or commercial establishments whose plants and outlets are not permitted in commercial districts, medical clinics and doctor/dental offices									P	P	P	P	P	P				P
Parking lots – off street									P	P	P	P	P					
Printing Shops having a sales office or retail outlet on the premises									P		P	P	P	P				P
Recreational facilities - commercial facilities such as theme parks and RV parks open to the general public														S				S
Recreational facilities - athletic, exercise, and health facilities							S		P	S	S	S	P	P				P
Recreational facilities - indoor commercial	S								P				P	P				P
Recreational facilities - indoor noncommercial	S		S	S	S				P	S			P	P				P
Recreational facilities - Theaters and concert halls									P	S	S	S	P	S				S

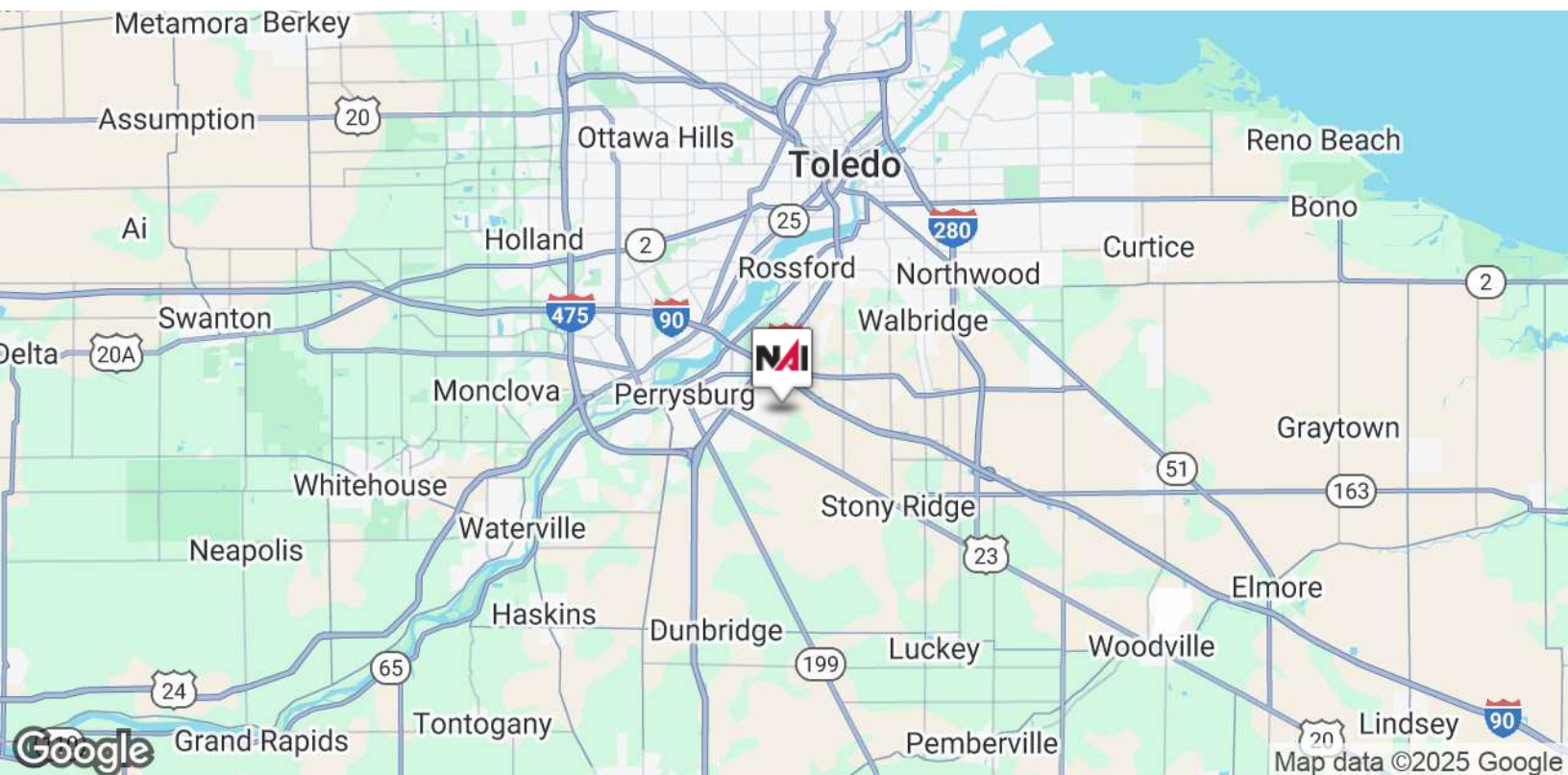
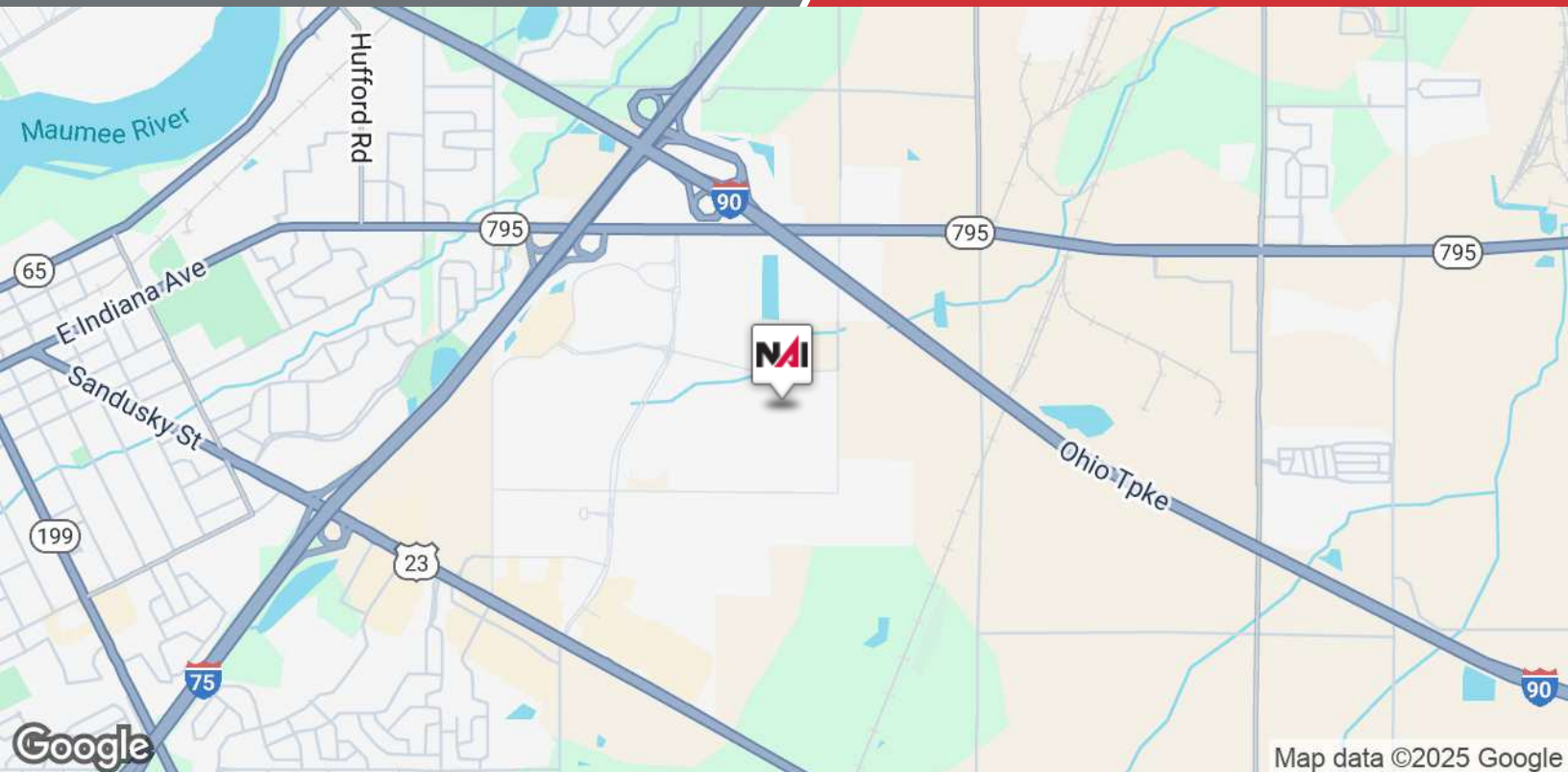
Recreational facilities - legalized gaming by gubernatorial compact or otherwise legislatively permissible									P						P			P
Zoning Districts Land Uses.	A	P	R-1A	R-1B	R-1C	R-2	R-3	MHP	PUD	C-1	C-2	C-3	C-4	PC	M-1	M-2	P1	
Recreational facilities - outdoor commercial facilities	P					S	S							P			P	
Recreational facilities - outdoor noncommercial facilities such as, but not limited to, golf courses & tennis clubs, athletic fields, and swimming pools	P					S	S		P				P	P			P	
Recreational facilities - vehicle parks	S													S			S <sup>6</sup>	
Repair and assembly of computer and electronic devices											S	P	P	P	P	P	P	
Repair services of a general nature									P			P	P	P	P		P	
Restaurants - without drive-up or drive-through facilities									P	P	P		P	P			P	
Restaurants -with drive-up or drive-through facilities									P			S	P	P			P	
Restaurants - without services to parked autos, no drive-up or drive through facilities									P			P		P			P	
Sale of goods - internet-based mail order business							S <sup>65</sup>							S			P	
Sale of goods - Lumber yards & building equipment sales													S	S			P	
Sale of goods for personal or household consumption without outdoor storage of goods, except convenience stores														P			P	
Zoning Districts Land Uses.	A	P	R-1A	R-1B	R-1C	R-2	R-3	MHP	PUD	C-1	C-2	C-3	C-4	PC	M-1	M-2	P1	
Sale of goods of a convenience nature, with or without drive up or drive through facilities, such as convenience food stores									P			S	P	P			P	
Sale of goods of a specialized nature, including furriers, millinery, shops dealing with women's and men's wearing apparel, including shoe shops, antique shops, jewelry stores, gift shops, bookstores (not sexually-oriented), florists, photographer or artist studios, barber shops, beauty parlors, and drug stores									P	P	P	P	P	P			P	
Sale of goods primarily meeting needs of residents of the neighborhood, such as drug, food, carry-out, and clothing, but not department or discount stores, florists, variety goods, etc.									P	S	S	P	P	P			P	
Sales of goods - Shopping centers; strip shopping centers; or shopping malls with a central commons enclosed space for pedestrians									P				P	P			P	
Sale or rental of automobiles, boats, recreation vehicles									P				P	P	P	P	P	
Sale of manufactured homes									P				P	S	P	P	S	
Sale or rental of heavy equipment or trucks													S				S	

Zoning Districts Land Uses	A	P	R-1A	R-1B	R-1C	R-2	R-3	MHP	PUD	C-1	C-2	C-3	C-4	PC	M-1	M-2	P1
Sexually-oriented businesses subject to Section 1134.12															P		
Storage facility - self service											S		S	S	P	P	P
Studios - are, dance, photograph, or music									P	S			P	P			P
Truck/construction equipment repair and sales																	P
<b>(e) Industrial Uses</b>																	
Distribution Facilities													S	S	P	P	P
Grain and feed dealers															P	P	S
Junkyards, salvage yards, automobile wrecking yards																S	
Laboratories - Research and testing									P		P		P	P	P	P	P
Laundry, cleaning, and dyeing works, including carpet and rug cleaning															P	P	P
Manufacturing or assembly processes which are considered clean, quiet, and free of objectionable or hazardous materials, including: electronic components or equipment; household goods, household small appliances; jewelry; musical instruments; and sporting goods															P	P	P
Manufacturing - cement, lime, gypsum, plaster																S	
Manufacturing - Chemicals																S	P
Manufacturing - Pottery and ceramic															S	P	P
Mineral extraction, storage and processing	S																
<b>Zoning Districts Land Uses</b>	<b>A</b>	<b>P</b>	<b>R-1A</b>	<b>R-1B</b>	<b>R-1C</b>	<b>R-2</b>	<b>R-3</b>	<b>MHP</b>	<b>PUD</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>PC</b>	<b>M-1</b>	<b>M-2</b>	<b>P1</b>
Petroleum refineries and storage areas																S	
Printing and publishing plants															P	P	P
Railroad yards & terminal facilities															S		
Recycling of hazardous waste originating from an off-site location																S	
Stockyards	S															S	
Storage yards - Building material																	P
Storage yard - Contractor equipment and offices															P	P	S
Storage yards - Lumber storage and dealers															P	P	P
Transportation or utility yard or facility																P	
Truck/Construction equipment repair & sales															P	P	
Warehouse & distribution													S	S	P	P	P
Warehouses, including wholesale warehouses													S		P	P	P
Waste disposal or incineration facilities																S	
Wholesale storage & distribution											S		S		P	P	P
<b>(f) Accessory Uses:</b>																	
Accessory buildings and uses customarily incidental to any of the permitted principal land uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home occupations	P		S	S	S	S	S		P								
Foster homes	P		P	P	P	P	P		P								
Outdoor vending machines		P					S		S	S	S	S	S	S			S





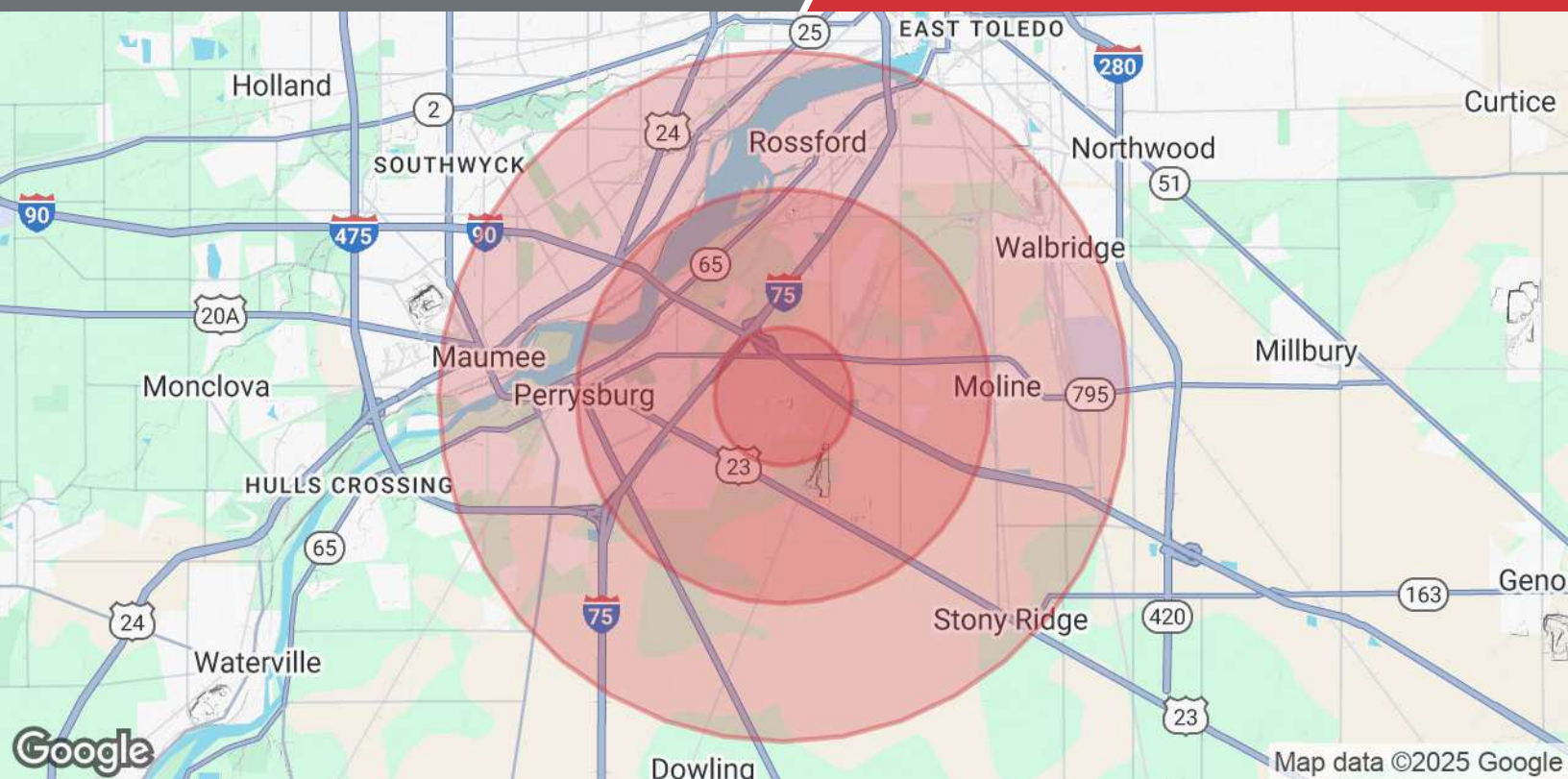












Population	1 Mile	3 Miles	5 Miles
Total Population	309	25,348	86,601
Average Age	44	42	41
Average Age (Male)	44	41	40
Average Age (Female)	44	43	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	142	11,209	37,922
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$76,359	\$98,080	\$92,828
Average House Value	\$332,824	\$270,954	\$221,042

Demographics data derived from AlphaMap