



**\*NEW PRICING\***

# DANBERRY NATIONAL, LTD. 40 AC INDUSTRIAL LAND FOR SALE

## GENERAL INFORMATION:

LOCATION: 6232 MONCLOVA ROAD  
CLOSEST INTERSECTION: TECHNOLOGY DR./U.S. 23  
CITY: MAUMEE  
TOWNSHIP/COUNTY: MONCLOVA/LUCAS  
STATE/ZIP: OHIO/43537  
ZONING: M-2/GENERAL INDUSTRIAL

**PRICING DETAILS:** \$50,000/AC\*\*

**PROPERTY PRICE:** \$2,000,000

**TERMS:** CASH/CONVENTIONAL



## COMMENTS/FEATURES:

- IN A JOINT ECONOMIC DEVELOPMENT ZONE WITH CITY OF TOLEDO/MAUMEE/MONCLOVA TWP.
- ECONOMIC DEVELOPMENT INCENTIVES
- PROVIDES EXCELLENT EXPOSURE/VISIBILITY FROM U.S. 23/I-475
- NEAR THE NEW APPROVED INTERCHANGE WITH U.S. 20/MAUMEE-WESTERN RD/U.S. 23

## PARCEL INFORMATION/TAXES:

PARCEL #: 38-00357  
TOTAL ANNUAL TAXES: \$2,123.46 (2020)  
NOTE: 1.5% PAYROLL TAX

## UTILITIES:

GAS: AVAILABLE – COLUMBIA GAS  
WATER: AVAILABLE – 8" - LUCAS COUNTY  
ELECTRIC: FIRST ENERGY 138KV/69KV  
STORM SEWER: 42" - LUCAS COUNTY  
SANITARY SEWER: 48" - CITY OF MAUMEE

## CONTACT:

**BRIAN W. MCMAHON** [BRIAN@DANBERRYNATIONAL.COM](mailto:BRIAN@DANBERRYNATIONAL.COM)  
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551  
OFFICE: (419) 874-2800 WEBSITE: [WWW.DANBERRYNATIONAL.COM](http://WWW.DANBERRYNATIONAL.COM)

All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made to accuracy thereof. All dimensions and acreage are subject to survey. Availability and tappability of all public utilities are subject to purchaser's confirmation of same.





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## SITE/LOCATION AERIAL



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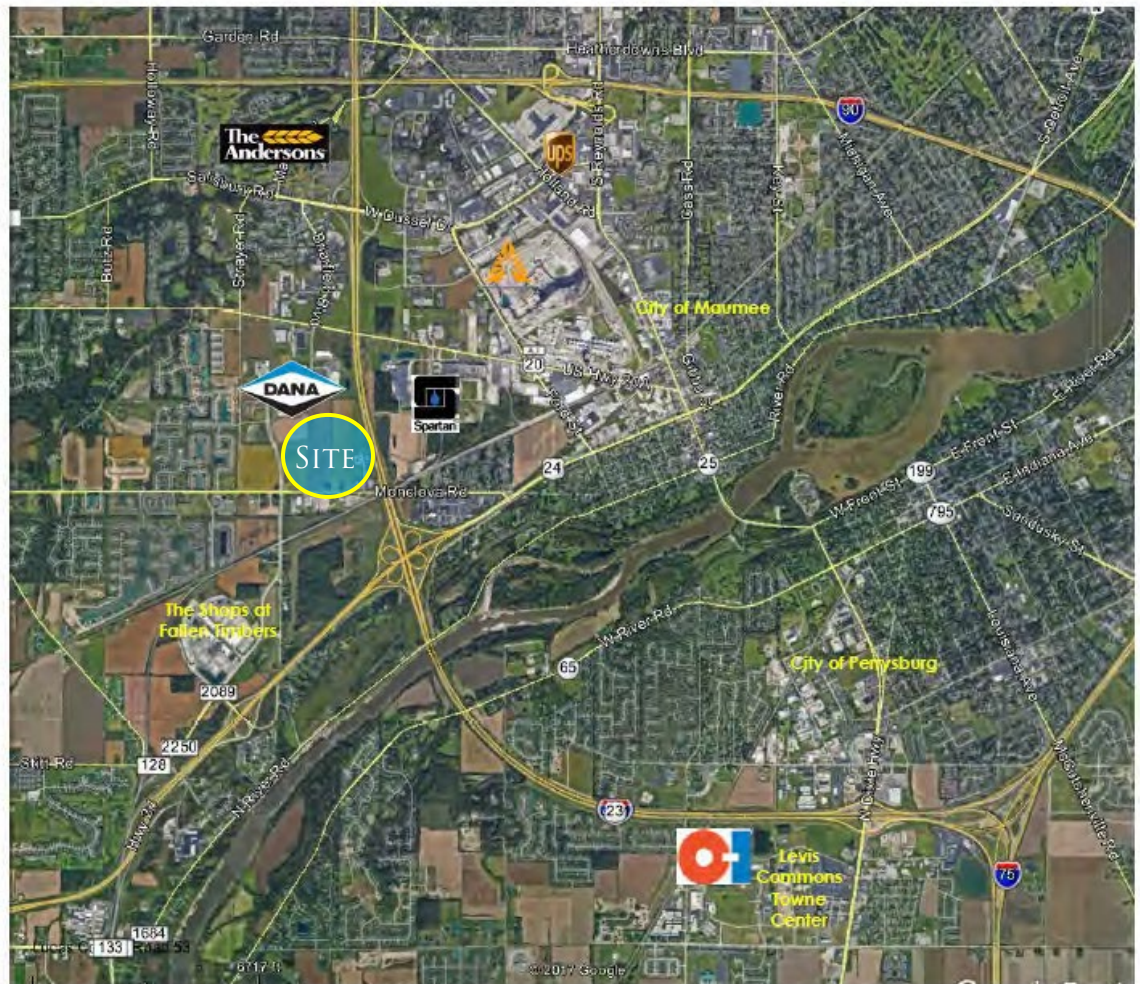


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# HIGH ALTITUDE AERIAL MAP

NW Ohio World Headquarters Corridor



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