



DANBERRY NATIONAL, LTD.

4.02 AC – S.R. 795/SIMMONS FOR SALE

GENERAL INFORMATION:

LOCATION: I-75/STATE ROUTE 795
CLOSEST INTERSECTION: I-75/CROSSROADS PKWY.
CITY/COUNTY: ROSSFORD/WOOD COUNTY
STATE/ZIP: OHIO/43460
ZONING: COMMERCIAL - 400

PRICING DETAILS:

PRICE PER ACRE: \$395,000/AC
PROPERTY PRICE: \$1,587,900.00



COMMENTS/FEATURES:

- 300 +/- FRONTAGE X 450' +/- DEPTH
- 4.02' AC +/-
- TOTAL DAILY TRAFFIC VOLUME FOR COMBINED I-75/80/90/795 = 133,400+ CARS/DAY
- EXCELLENT EXPOSURE/VISIBILITY FROM I-75/INTERCHANGE/TRAFFIC/BOTH DIRECTIONS
- ADJACENT TO OVER 3,000,000 SF RETAIL
- [NEAR THE NEW AMAZON 2.8 MILLION CUBIC SF FULFILLMENT CENTER](#)

PARCEL INFORMATION:

PARCEL: T68-400-030000014001
TAXES: \$7,954.18 (ANNUAL-2020)

<https://beacon.schneidercorp.com/Application.aspx?AppID=1075&LayerID=26134&PageTypeID=1&PageID=10593&Q=22123494&lat=41.564793293219&lon=-83.5787947134177>

UTILITIES:

GAS: AVAILABLE – COLUMBIA GAS
WATER: AVAILABLE – TOLEDO/ROSSFORD
ELECTRIC: AVAILABLE – TOLEDO EDISON
STORM SEWER: AVAILABLE – ROSSFORD
SANITARY SEWER: AVAILABLE – ROSSFORD

CONTACT:

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551
OFFICE: (419) 874-2800

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 tapability of all public utilities are subject to purchaser's confirmation of same.

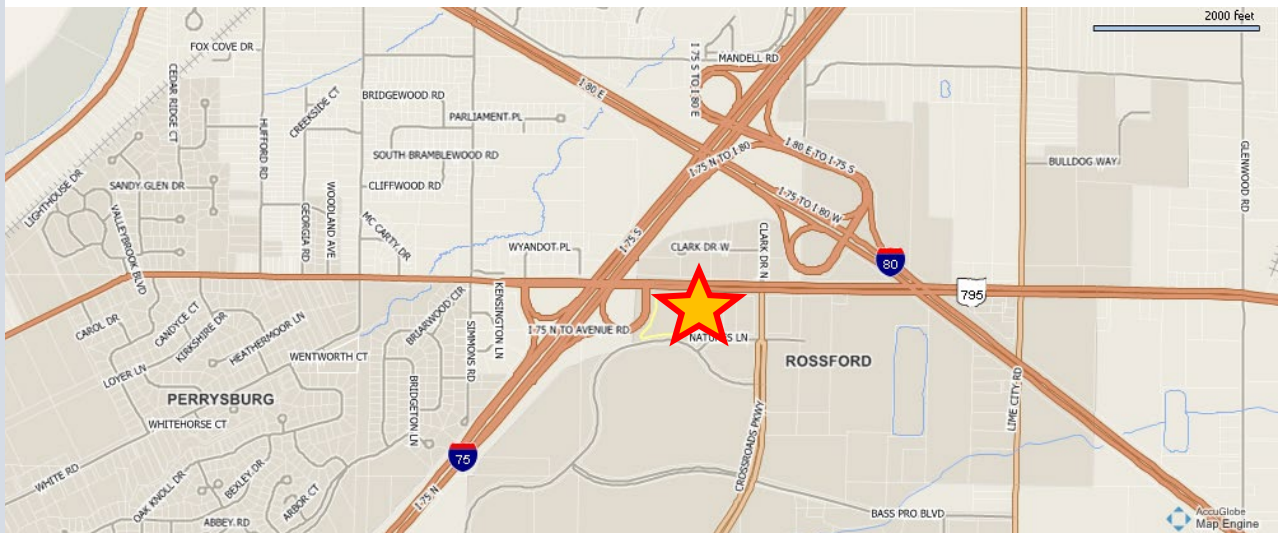


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AUDITOR'S AERIAL WITH DIMENSIONS



LOCATION MAP



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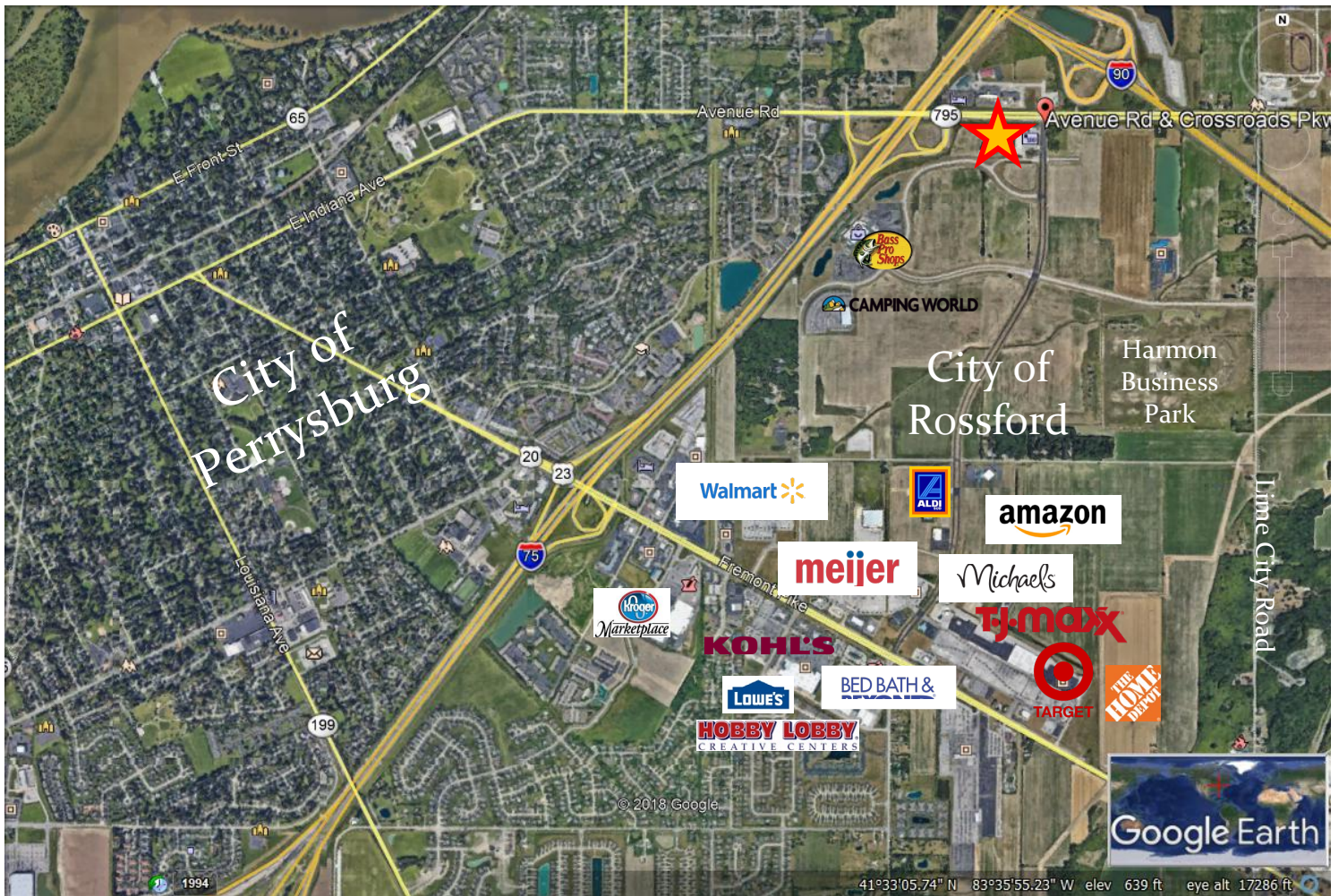
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CROSSROADS – OVER 3,000,000 SF + OF
EXISTING RETAIL IN AREA



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