



DANBERRY NATIONAL, LTD.

26.78 +/- LAND FOR SALE

GENERAL INFORMATION:

LOCATION: 30841 OREGON ROAD
CLOSEST INTERSECTION: CAPLE BLVD.
CITY/COUNTY: NORTHWOOD/WOOD
STATE/ZIP: OHIO/43619
ZONING: M-1/LIGHT INDUSTRIAL; COMMERCIAL

PRICING DETAILS:

PRICE: \$47,500/AC (INDUSTRIAL);
\$200,000/AC (COMMERCIAL OUTLOT)
TERMS/TRADE: CASH AT
CLOSING/NO TRADE



COMMENTS/FEATURES:

DIMENSIONS – IRREGULAR
ACRES – 24.271 AC INDUSTRIAL/M-1; 2.509 AC/COMMERCIAL
- EASY ACCESSIBILITY TO I-75/80/90/I-280
- LOCATED WITHIN ACCESS POINTE EAST INDUSTRIAL PARK
- CLOSE TO OWENS COMMUNITY COLLEGE & PENTA CAREER CENTER CAMPUSES
- CSX RAIL SIDING
- SURVEY IN FILE

PARCEL INFORMATION:

PARCEL #: M51-300-24000023001 & M51-300-24000024001

TAXES: \$985.97 (FULL YEAR/2021)
INFORMATION IN FILE – WOOD COUNTY AUDITOR'S OFFICE WEBSITE:

<https://beacon.schneidercorp.com/Application.aspx?App=WoodCountyOH&PageType=Search>

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



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UTILITY INFORMATION:

GAS: AVAILABLE - 20" H.P. - EAST SIDE OF OREGON ROAD

WATER: AVAILABLE - 8" (NWWSD)

ELECTRIC: AVAILABLE - FIRST ENERGY

STORM SEWER: AVAILABLE - 42" ALONG E. SIDE OREGON ROAD

SANITARY SEWER: AVAILABLE - 15"/20" (NWWSD)



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Major Employers/# of Employees in the Access Point/Rosford/Northwood/Crossroads/Perrysburg/ Perrysburg Township, Ohio)

*The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof.

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