



# DANBERRY NATIONAL, LTD.

## 3.11 AC FORD & ILLINOIS AVENUE

### GENERAL INFORMATION:

LOCATION: 702/710 ILLINOIS AVENUE  
CLOSEST INTERSECTION: FORD STREET  
CITY: MAUMEE  
COUNTY: LUCAS  
STATE/ZIP: OHIO/43537  
ZONING: GENERAL COMMERCIAL DISTRICT

**PROPERTY PRICE:** CONTACT  
BROKER FOR PRICING DETAILS

**TERMS:** CASH/CONVENTIONAL



### COMMENTS/FEATURES:

- LOCATED AT SIGNALIZED INTERSECTION AT/NEAR THE ARROWHEAD BUSINESS PARK
- NEAR THE NEW APPROVED INTERCHANGE WITH U.S. 20/ MAUMEE-WESTERN/U.S. 23

### PARCEL INFORMATION/TAXES:

PARCEL #: 36-00670 & 36-00661  
TOTAL TAXES: \$11,061.88 (ANNUAL 2020)

### UTILITIES:

GAS: AVAILABLE – COLUMBIA GAS  
WATER: AVAILABLE – CITY OF TOLEDO  
ELECTRIC: AVAILABLE – FIRST ENERGY  
STORM SEWER: CITY OF TOLEDO  
SANITARY SEWER: AVAILABLE – CITY OF TOLEDO

### CONTACT:

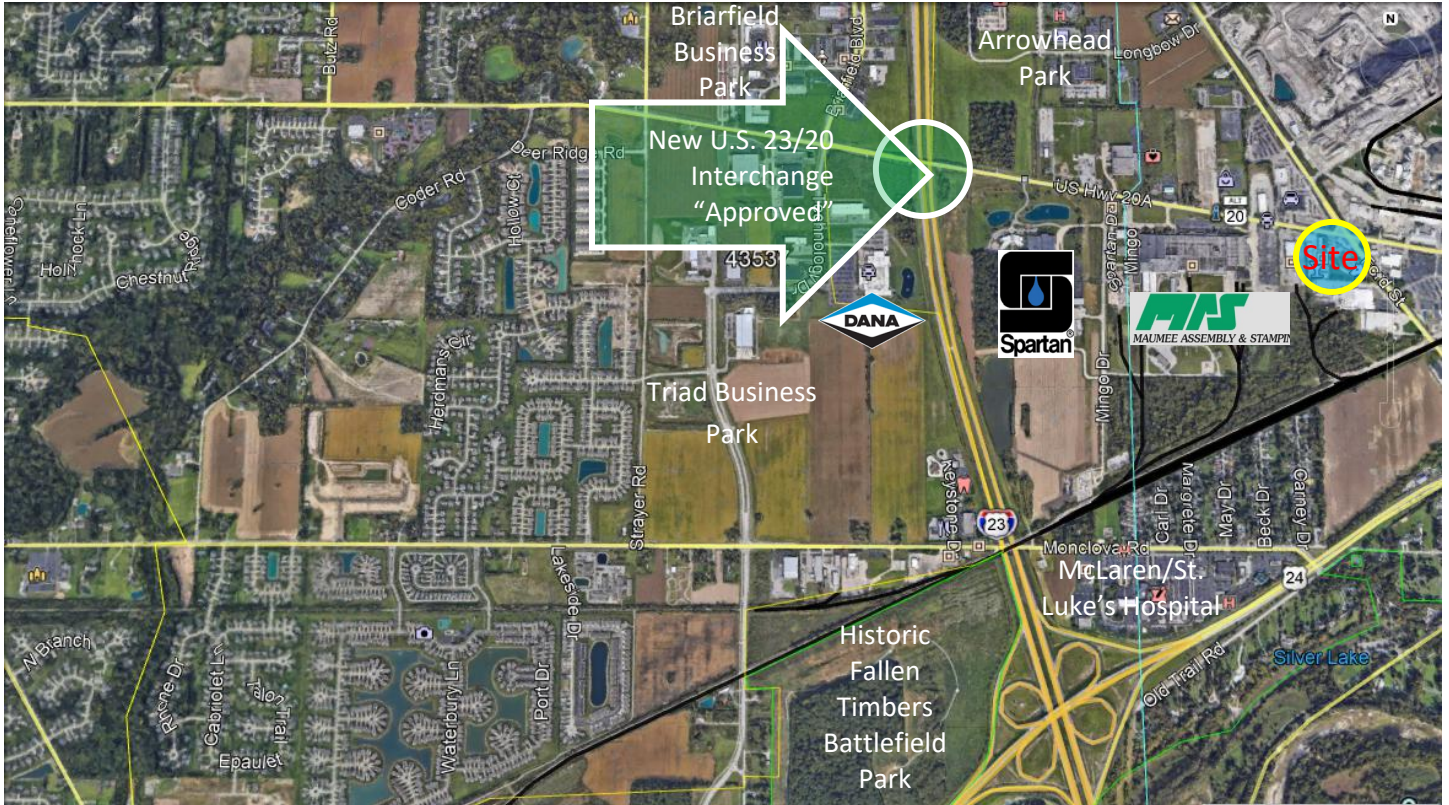
**BRIAN W. MCMAHON** [BRIAN@DANBERRYNATIONAL.COM](mailto:BRIAN@DANBERRYNATIONAL.COM)  
**BRITTANY CRAIG** [BRITTANY@DANBERRYNATIONAL.COM](mailto:BRITTANY@DANBERRYNATIONAL.COM)  
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551  
OFFICE: (419) 874-2800 WEBSITE: [WWW.DANBERRYNATIONAL.COM](http://WWW.DANBERRYNATIONAL.COM)

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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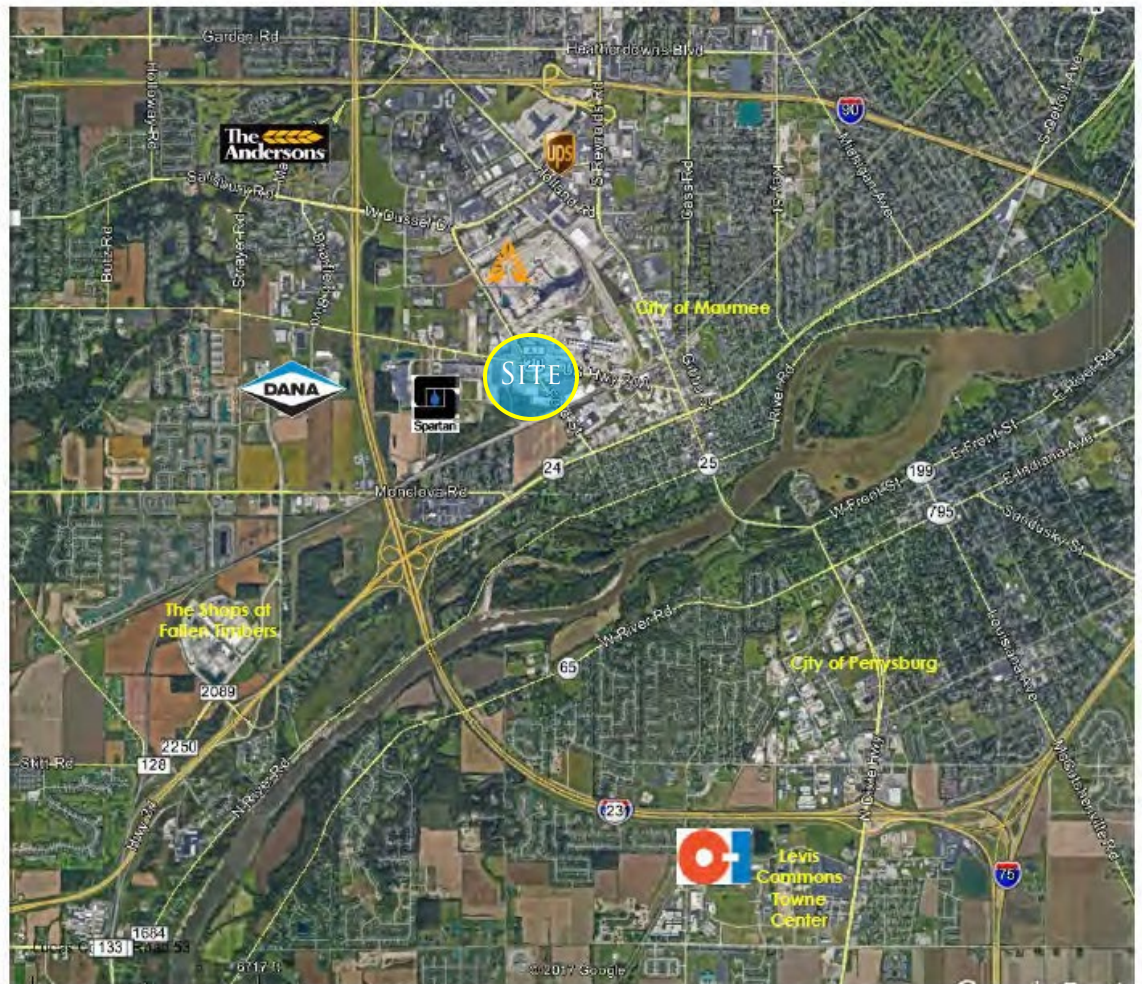
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## HIGH ALTITUDE AERIAL MAP

### NW Ohio World Headquarters Corridor



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