



DANBERRY NATIONAL, LTD.

107.53 AC +/- - LAND FOR SALE

GENERAL INFORMATION:

LOCATION: DROUILLARD ROAD
CLOSEST INTERSECTION: AYERS ROAD
CITY: VILLAGE OF WALBRIDGE WOOD
TOWNSHIP/COUNTY/STATE/ZIP:
LAKE/WOOD/OHIO/43465
ZONING: M-2/GENERAL INDUSTRIAL (88.93 AC);
AGRICULTURAL (18.6 AC)
NOTE: UNINCORPORATED

PRICING DETAILS:

PROPERTY PRICE: CONTACT
BROKER FOR PRICING



PROPERTY INFORMATION:

DIMENSIONS: IRREGULAR
ACRES: 107.53 AC +/-
SURVEY: YES - COPY ATTACHED (IN FILE)
EASEMENTS: OF RECORD
RAIL SIDING: CSX - BOTH EAST/WEST SIDE OF
PROPERTY LINES

PARCEL INFORMATION:

PARCEL #S: H28712-090000022000 (18.6 AC);
H28-712090000021000 (88.93 AC)

TAXES:

18.6 AC PARCEL: \$896.23 (ANNUAL)
88.93 AC PARCEL: \$4,312.59 (ANNUAL)

CONTACT:

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

- LOCATED WITHIN A FOREIGN TRADE ZONE, ENTERPRISE ZONE AND JEDD/CITY OF TOLEDO
- EASILY ACCESSIBLE TO S.R. 795/I-280/OHIO TURNPIKE 80/90/I-75
- ADJACENT TO THE 2 LARGEST RAIL YARDS IN THE MARKET
- CONTIGUOUS TO TOLEDO EXECUTIVE AIRPORT, WHICH PROVIDES EASE OF ACCESS VIA CHARTER FLIGHTS FOR COMPANY EXECUTIVES, SUPPLIERS, ETC.

AVAILABLE UTILITIES:

GAS: AVAILABLE – 4 H.P. - COLUMBIA GAS
WATER: AVAILABLE – 16” NWWSD*/SERVED BY CITY OF TOLEDO
ELECTRIC: AVAILABLE – TOLEDO EDISON/FIRST ENERGY
STORM SEWER: YES -NWWSD*
SANITARY SEWER: AVAILABLE – 12” – 16”
FORCED MAIN ON DROUILLARD – TOLEDO (CAN BE EXTENDED)

*NORTHWESTERN WATER & SEWER DISTRICT

PROPERTY EXHIBIT – LOCATION MAP



CONTACT:

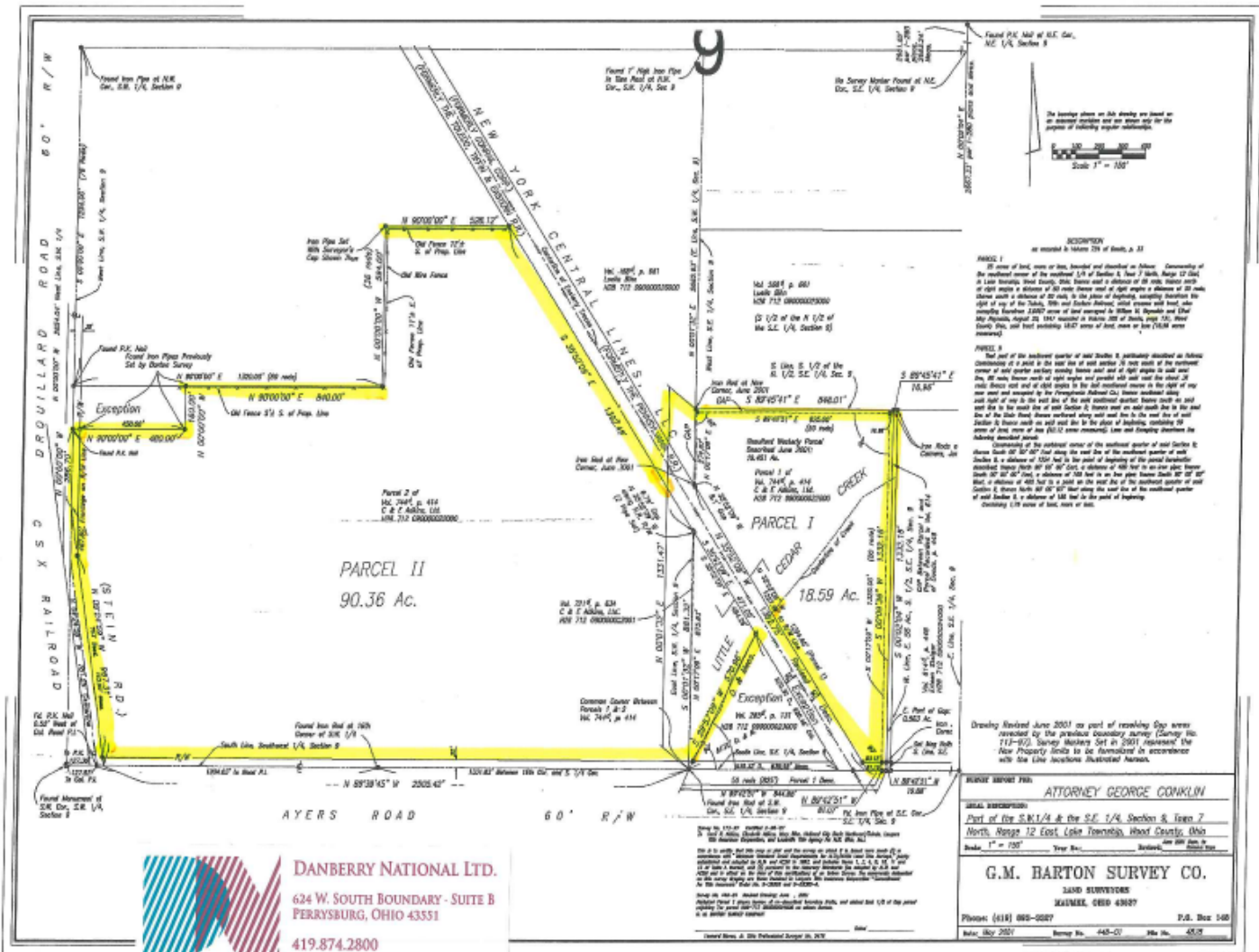
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PROPERTY SURVEY



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