



# DANBERRY NATIONAL, LTD.

## 160 AC +/- LAND FOR SALE

### GENERAL INFORMATION:

LOCATION: 12279 MIDDLETON PIKE  
(S.R. 582)  
CLOSEST INTERSECTION: MERCER  
RD/I-75/582 INTERCHANGE  
CITY/TOWNSHIP: MIDDLETON  
(UNINCORPORATED)  
STATE/COUNTY/ZIP:  
OHIO/WOOD/43402  
ZONING: M-1/INDUSTRIAL

### PRICING DETAILS:

PER/ACRE: \$35,000/AC  
TOTAL PRICE: \$5,600,000  
TERMS/TRADE: CASH AT  
CLOSING/NO TRADE



### COMMENTS/FEATURES:

DIMENSIONS – 2,650' x 2,500'\*\*\*  
ACRES – 77.16 AC +/-  
- LESS THAN A MILE TO I-75/582  
INTERCHANGE  
- BOWLING GREEN ELECTRICITY/TOLEDO  
EDISON/FIRST ENERGY  
- CLOSE TO STATE HIGHWAY PATROL POST  
- ADJACENT TO MIDSTAR BUSINESS PARK  
(CALPHALON/RUBBERMAID, HOLLAND  
TRUCKING)

### PARCEL INFORMATION:

PARCEL #: J36-611-300000001000

**TAXES:** \$8,998.64 – FULL YEAR (2018)  
INFORMATION IN FILE – WOOD COUNTY  
AUDITOR'S OFFICE WEBSITE  
(<http://auditor.co.wood.oh.us> )

\*\*\* EXACT DIMENSIONS TO BE  
DETERMINED BY A SURVEY

### CONTACT:

**BRIAN W. MCMAHON** [BRIAN@DANBERRYNATIONAL.COM](mailto: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 tappable of all public utilities are subject to purchaser's confirmation of same.



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### UTILITY INFORMATION:

*GAS:* AVAILABLE – 4" COATED STEEL/50 PSI/N, S. SIDE/582/SUBURBAN NATURAL GAS CO.

*WATER* – AT WESTERLY PROPERTY LINE

*ELECTRIC:* 200-MEGAWATT CAPACITY/2 345KV & 4 138KV TRANSMISSION

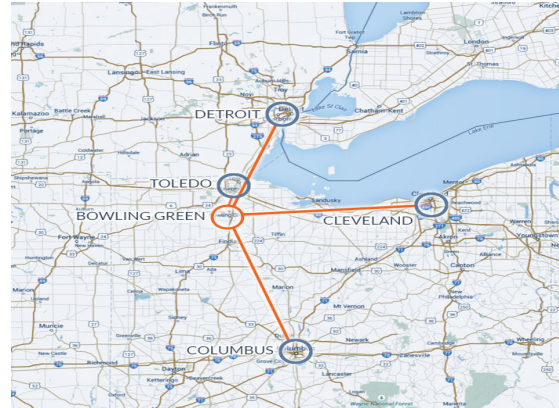
CIRCUITS/TOLEDO EDISON-FIRST ENERGY

*STORM SEWER:* OPEN DITCH ON S.R. 582

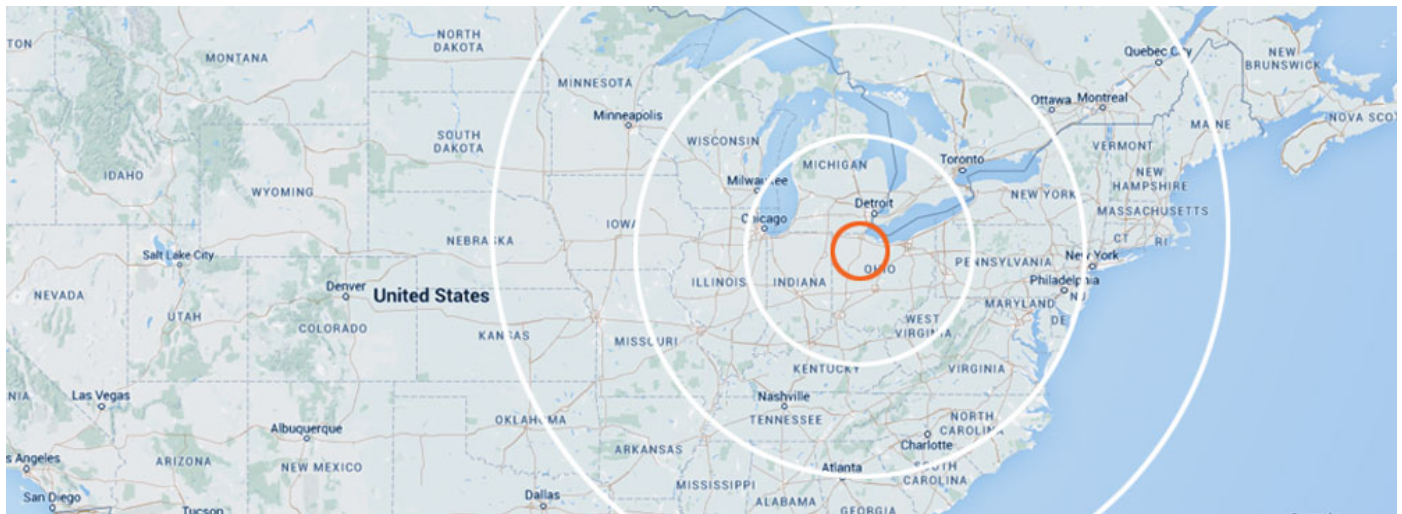
*SANITARY SEWER:* AT WESTERLY PROPERTY LINE

SOURCE: <https://bowlinggreen-oh.com/community/>

I-75/582 Interchange is located less than two hours from Cleveland and Columbus. Detroit, Ann Arbor, and Toledo also provide many opportunities within a short drive.



Reach 60% of the North American market within 1 day's drive.



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## Site Location Map



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# Utility Map – Route 25/582



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