



DANBERRY NATIONAL, LTD.

75.98 AC +/- INDUSTRIAL ASSEMBLY

GENERAL INFORMATION:

LOCATION: 28979/28961/29057 OREGON ROAD
CLOSEST INTERSECTION: AYERS ROAD
TOWNSHIP/COUNTY: PERRYSBURG/WOOD
STATE/ZIP: OHIO/43551
ZONING: I-2/GENERAL INDUSTRIAL

PRICING DETAILS:

PRICE: \$45,000 (34.65); \$39,900/AC (36.57); \$300,000 (4.76)
TERMS/TRADE: CASH AT CLOSING/NO TRADE



COMMENTS/FEATURES:

DIMENSIONS – IRREGULAR
ACRES – 75.98 AC ASSEMBLY
- EASY ACCESSIBILITY TO I-75/80/90/I-280
- CLOSE TO OWENS COMMUNITY COLLEGE
- CLOSE TO PENTA CAREER CENTER CAMPUS
- ADJACENT TO RAIL SIDING
- EASEMENTS - OF RECORD
- TOPOGRAPHY - FLAT

PARCEL INFORMATION:

PARCEL #: P57-300-360000016000 (34.65 AC);
P578-300-360000016001 (4.76 AC); P57-300-
360000015000 (36.57 AC)

TAXES: \$1,150.64 (34.65 AC); \$5,781.30 (4.76 AC); \$1,208.10 (36.57 AC) ANNUAL 2020-2021
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:

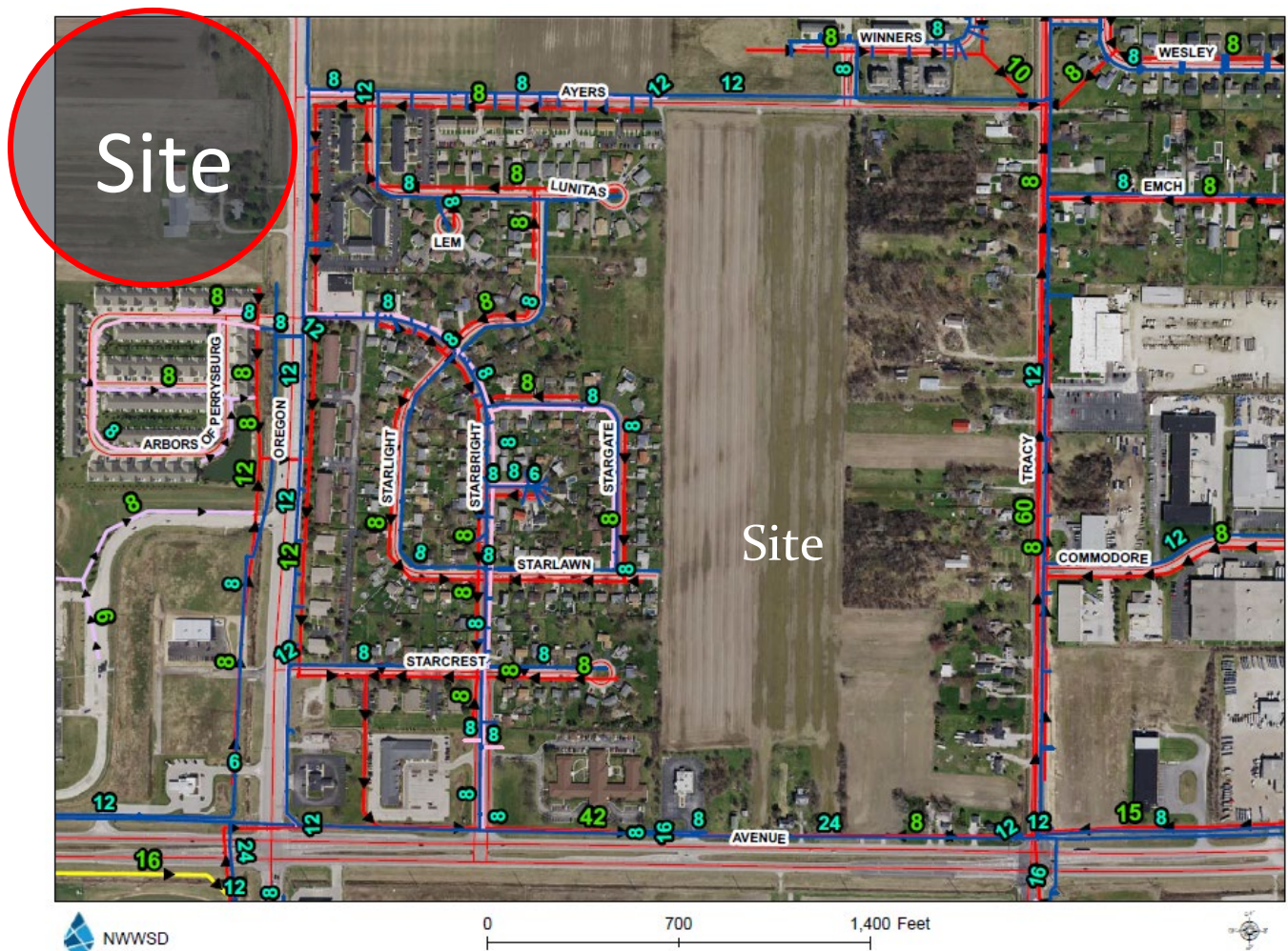
GAS: AVAILABLE

WATER: AVAILABLE – 8" (NWWSD)

ELECTRIC: AVAILABLE – FIRST ENERGY

STORM SEWER: DITCH (W. SIDE/OREGON)

SANITARY SEWER: AVAILABLE – 12"
(NWWSD)



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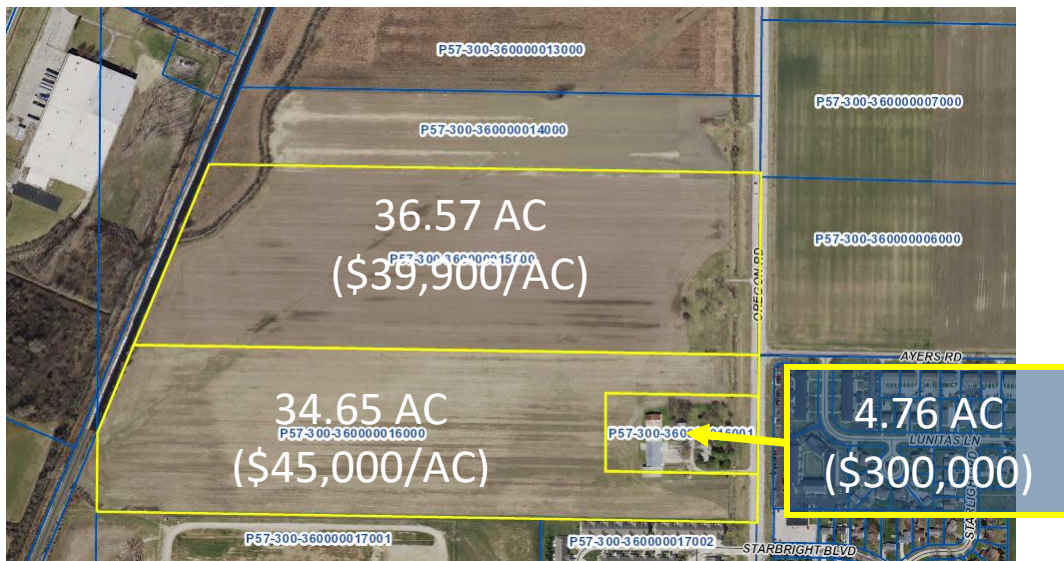
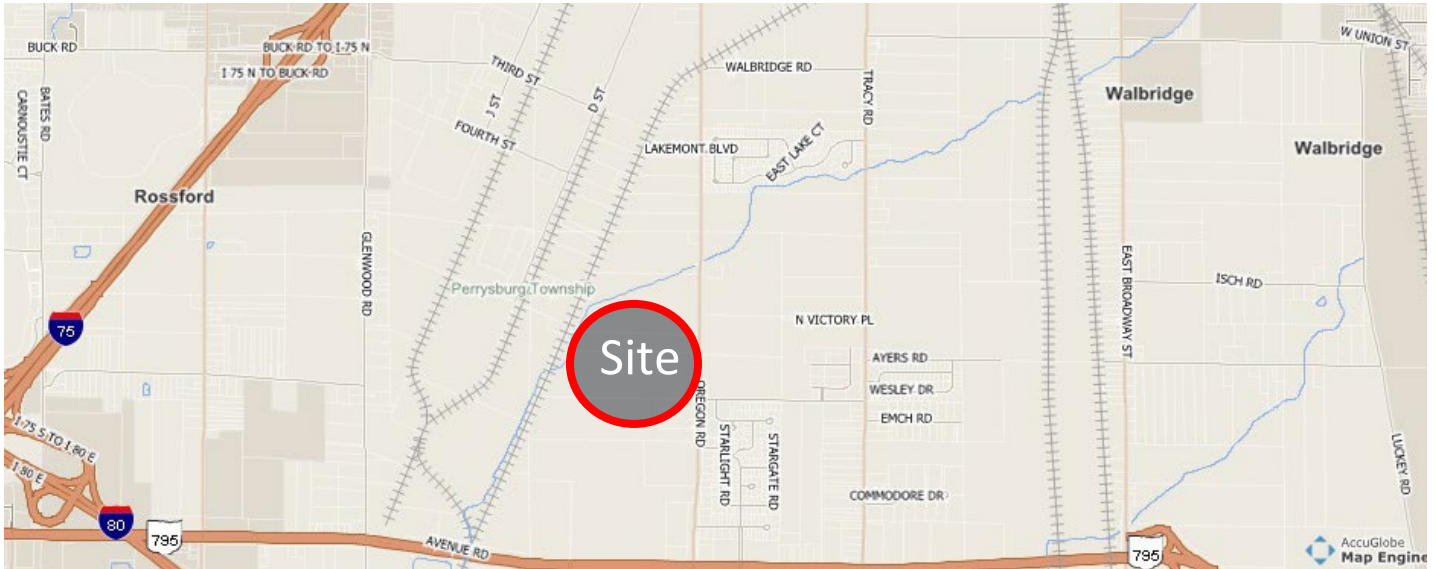
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Property/Site Location Exhibits



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