



DANBERRY NATIONAL, LTD.

151.79 AC +/- LAND FOR SALE

GENERAL INFORMATION:

LOCATION: ROUTE 25
CLOSEST INTERSECTION: REITZ/DOWLING ROADS
CITY/TOWNSHIP: PERRYSBURG TOWNSHIP
STATE/COUNTY/ZIP: OHIO/WOOD/43551
ZONING: UNINCORPORATED/UNZONED

PRICING DETAILS:

PER/ACRE: *CONTACT BROKER FOR PRICING*
TERMS: CASH AT CLOSING



COMMENTS/FEATURES:

DIMENSIONS – IRREGULAR
ACRES – 151.79 AC +/- (SURVEY/IN FILE)
- ½ WAY BETWEEN BOWLING GREEN & PERRYSBURG
- NEAR THE I-75/582 INTERCHANGE
- CLOSE PROXIMITY TO TOLEDO EDISON/FIRST ENERGY SUBSTATION
- CLOSE TO STATE HIGHWAY PATROL POST
- NEAR MIDSTAR BUSINESS PARK (CALPHALON/RUBBERMAID, HOLLAND TRUCKING)

PARCEL INFORMATION:

PARCEL #'S: P60-400-310000012004 (36.5 AC) & P60-400-310000003500 (113.29 AC)

TAXES:

INFORMATION IN FILE – WOOD COUNTY AUDITOR'S OFFICE WEBSITE
(<http://auditor.co.wood.oh.us>)

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 – 16" (NWWSD)

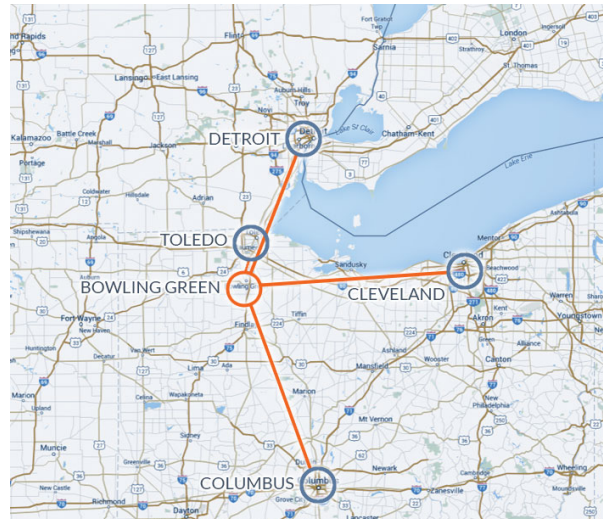
ELECTRIC: 200-MEGAWATT CAPACITY/2
345KV & 4 138KV TRANSMISSION
CIRCUITS/TOLEDO EDISON-FIRST ENERGY

STORM SEWER: DITCH

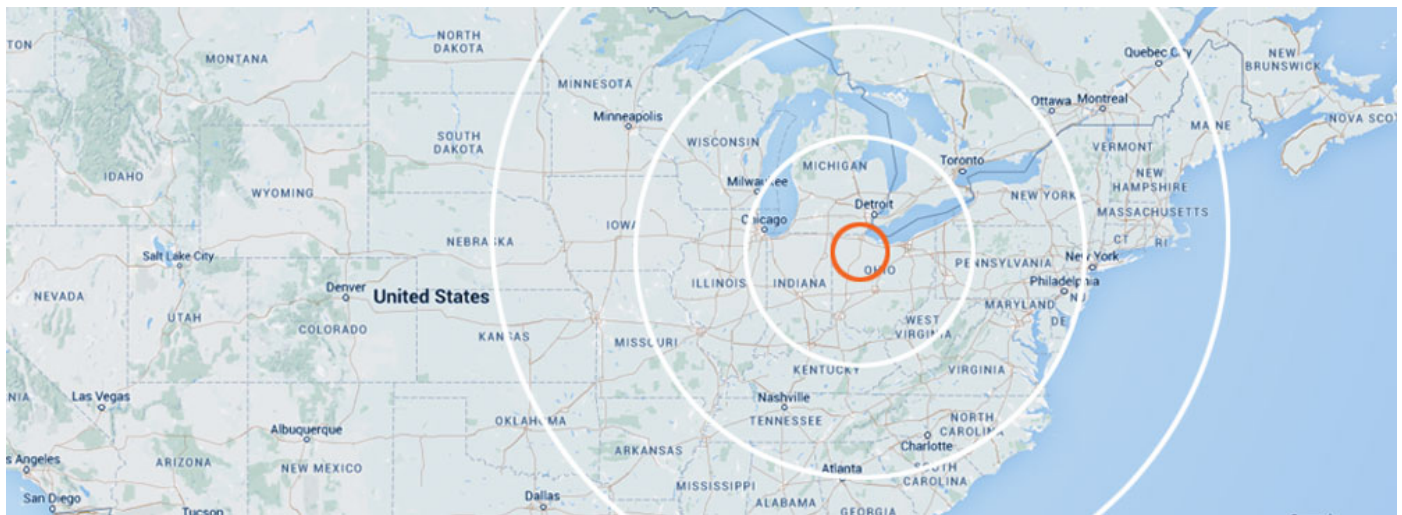
SANITARY SEWER: WILL NEED TO BE
EXTENDED TO SITE

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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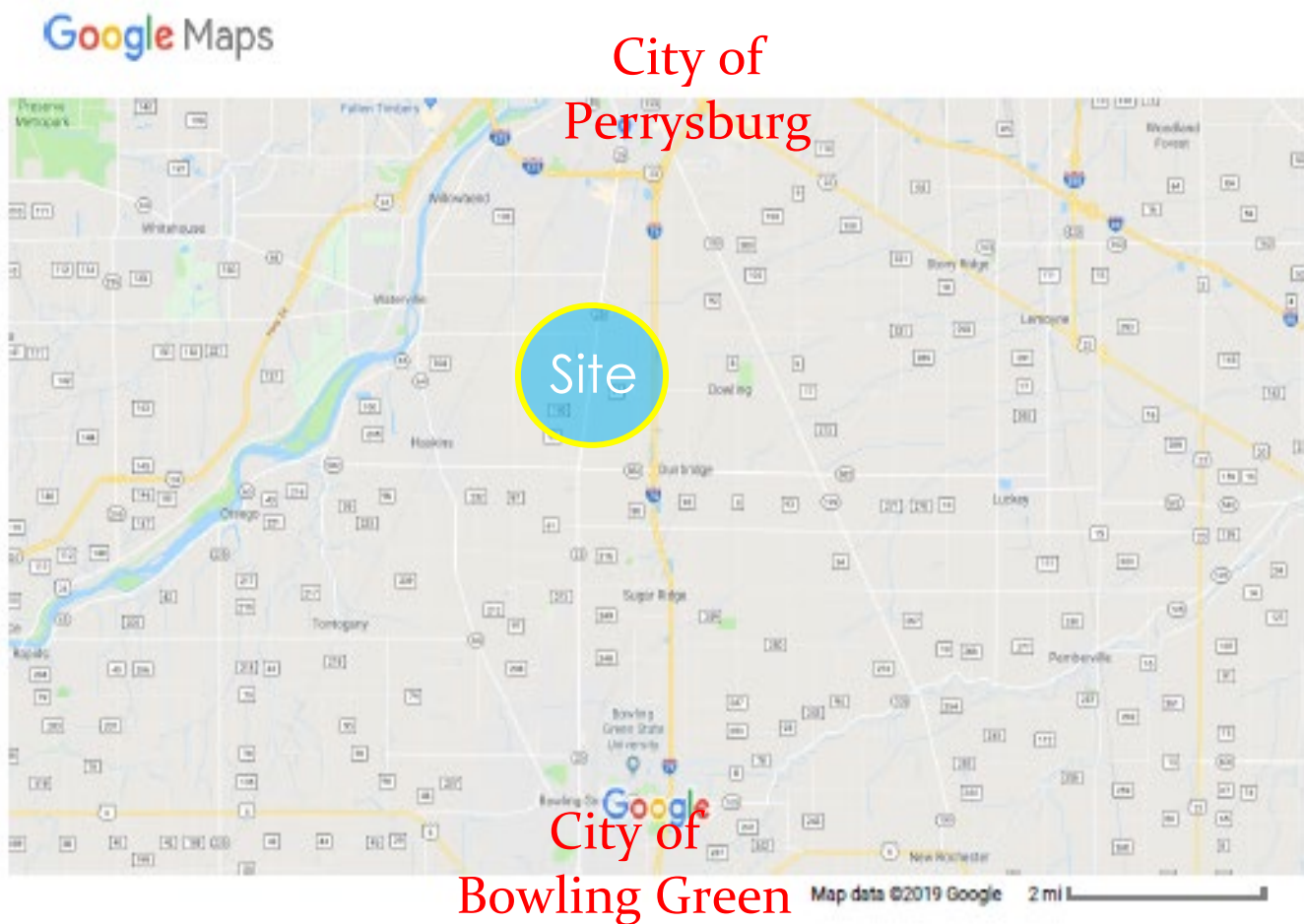
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Site Location Map



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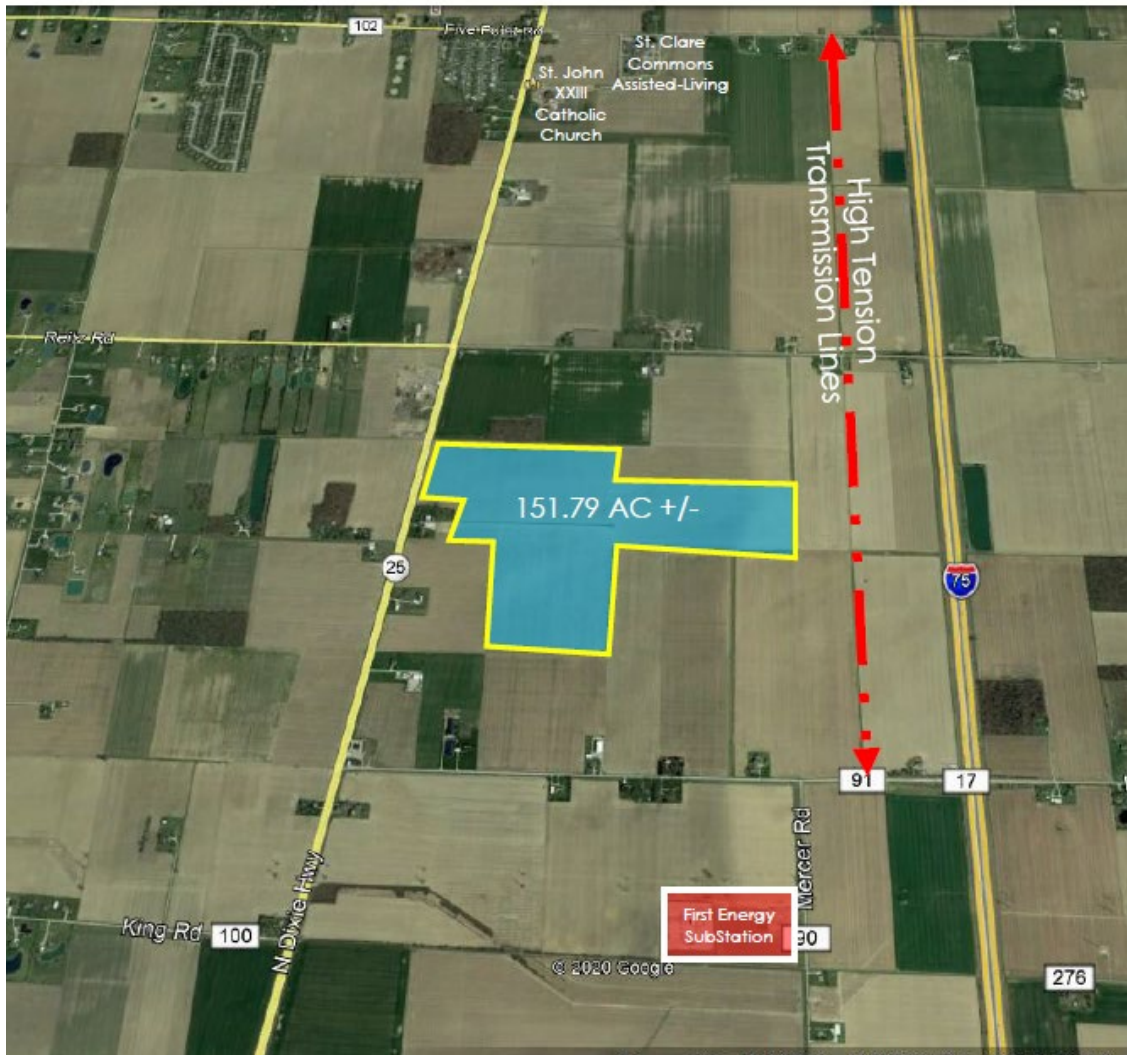
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High Tension Transmission Line Exhibit



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Utility
Map
Waterline
16"



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