



DANBERRY NATIONAL, LTD.

10.33 AC S.R. 795 - FOR SALE

GENERAL INFORMATION:

LOCATION: STATE ROUTE 795 (AVENUE ROAD)
CLOSEST INTERSECTION: TRACY ROAD
TOWNSHIP/COUNTY: LAKE**/WOOD
STATE/ZIP: OHIO/43465
ZONING: GENERAL INDUSTRIAL

PRICING DETAILS:

PRICE/AC: \$40,000/AC
PURCHASE PRICE: \$413,200.00
TERMS: CASH AT CLOSING
**LAKE TOWNSHIP/NO LOCAL
PAYROLL TAX IS CURRENTLY LEVIED**



UTILITY INFORMATION:

WATER: AVAILABLE - 24" ON N. SIDE
SANITARY SEWER: NORTHWESTERN WATER
AND SEWER DISTRICT
STORM SEWER: ODOT DITCH
ELECTRIC: TOLEDO EDISON/FIRST
ENERGY

PARCEL INFORMATION:

PARCEL #: H28-712-180000015000

TAXES: \$188.72 (TAX YEAR - 2021)

CONTACT:

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
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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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PROPERTY DETAILS:

ACREAGE: 10.33 AC +/-
EASEMENTS: OF RECORD
TOPOGRAPHY: FLAT
CURB CUTS: 1
SURVEY AVAILABLE: NO
ENVIRONMENTAL REPORT: NO
DRAINAGE: ODOT DITCH/795

IMPROVEMENTS: NONE
RESTRICTIONS: NONE
SIGN ON PROPERTY: YES

DIMENSIONS: 700' (FRONTAGE) X
645" (DEPTH)
DAILY TRAFFIC COUNTS: 19,000 +/-
(BOTH DIRECTIONS)

DISTANCE TO HIGHWAYS:

- APPROX. 2.5 MILES TO I-75/80/90
- APPROX. 3 MILES TO I-280

ADJACENT LAND USES:

- NORTH - INDUSTRIAL
- SOUTH - AGRICULTURAL
- EAST - VACANT LAND
- WEST - INDUSTRIAL

LOCATION MAP:



NOTE: IN CLOSE PROXIMITY TO THE 2 NEW 1,000,000 SF + FIRST SOLAR MANUFACTURING PLANTS/CEDAR BUSINESS PARK/FCA CHRYSLER MACHINING PLANT/EXISTING FIRST SOLAR MANUFACTURING PLANT/WALGREENS DISTRIBUTION FACILITY/OWENS COMMUNITY COLLEGE/PENTA CAREER CENTER.

CONTACT:

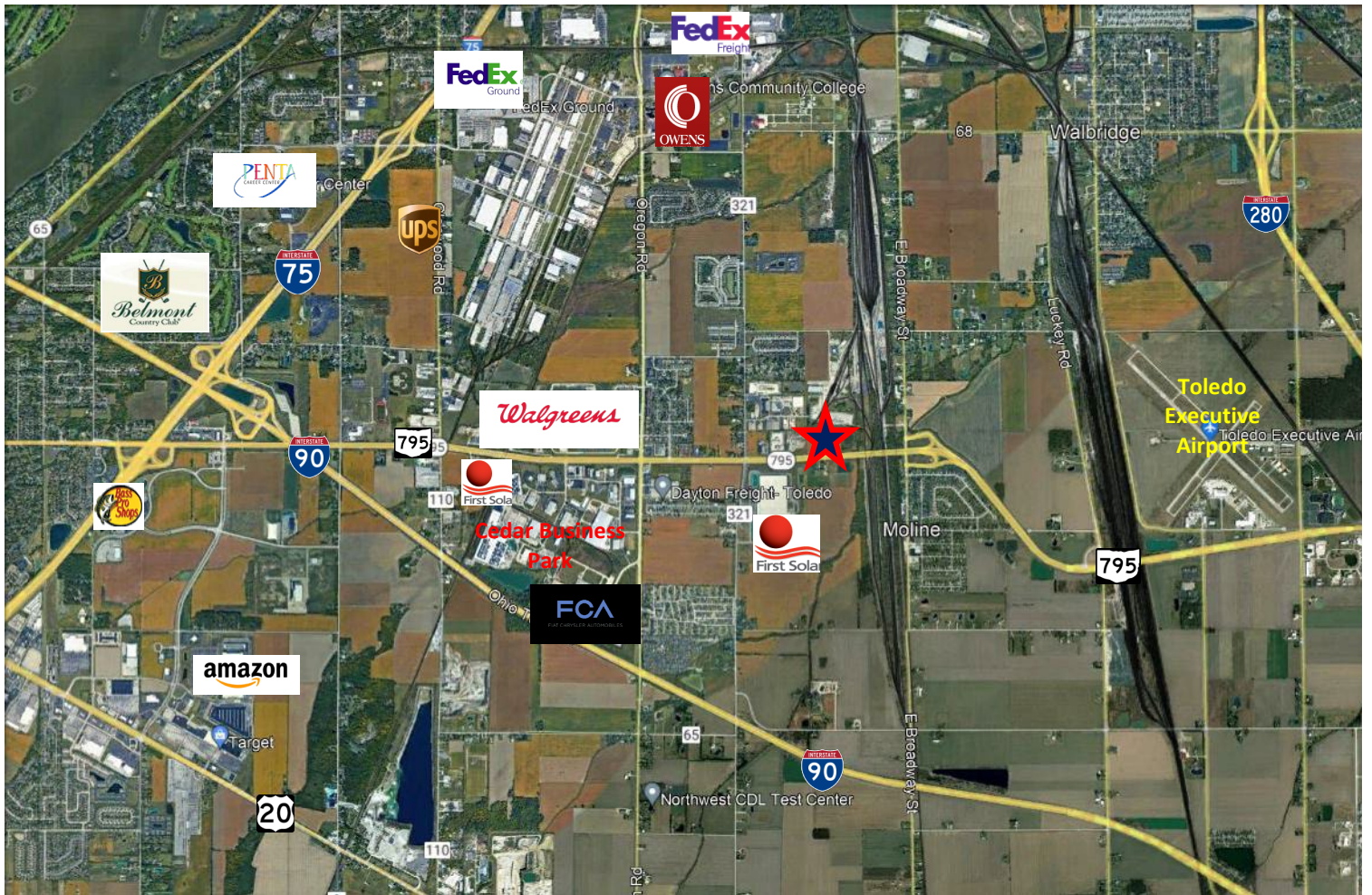
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LOCATION AERIAL VIEW



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