



DANBERRY NATIONAL, LTD.

77.16 AC +/- LAND FOR SALE

GENERAL INFORMATION:

LOCATION: 12499 MIDDLETON PIKE (S.R. 582)
CLOSEST INTERSECTION: ROUTE 25/I-75
CITY/TOWNSHIP: MIDDLETON TOWNSHIP
STATE/COUNTY/ZIP: OHIO/WOOD/43402
ZONING: M-1/INDUSTRIAL

PRICING DETAILS:

PER/ACRE: \$40,000/AC
TOTAL PRICE: \$3,086,400.00
TERMS/TRADE: CASH AT
CLOSING/NO TRADE



COMMENTS/FEATURES:

DIMENSIONS – 882' X 2,334'
ACRES – 77.16 AC +/-
- LESS THAN A MILE TO I-75/582
INTERCHANGE
- BOWLING GREEN ELECTRICITY/TOLEDO
EDISON/FIRST ENERGY
- CLOSE TO STATE HIGHWAYPATROL POST
- ADJACENT TO MIDSTAR BUSINESS PARK
(CALPHALON/RUBBERMAID, HOLLAND
TRUCKING)

PARCEL INFORMATION:

PARCEL #: J36-611-300000002000

TAXES: \$3,719.12 – FULL YEAR (2018)
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 – 4" COATED STEEL/50 PSI/N, S. SIDE/582/SUBURBAN NATURAL GAS CO.

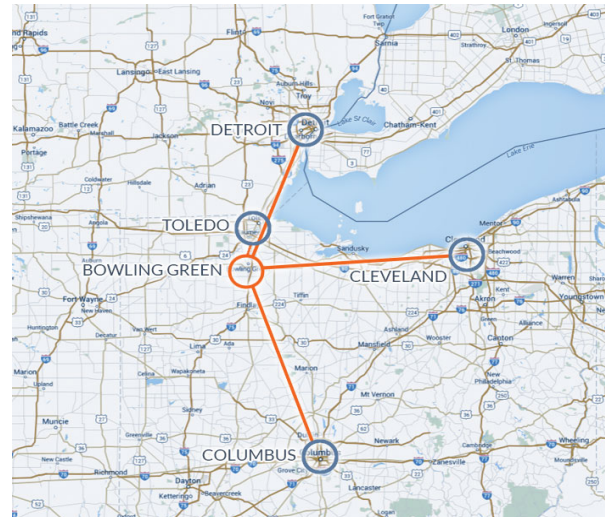
WATER: AVAILABLE – 16" ON STATE ROUTE 582 – CAN BE EXTENDED; AVAILABLE ON ROUTE 25

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

STORM SEWER: OPEN DITCH ON S.R. 582

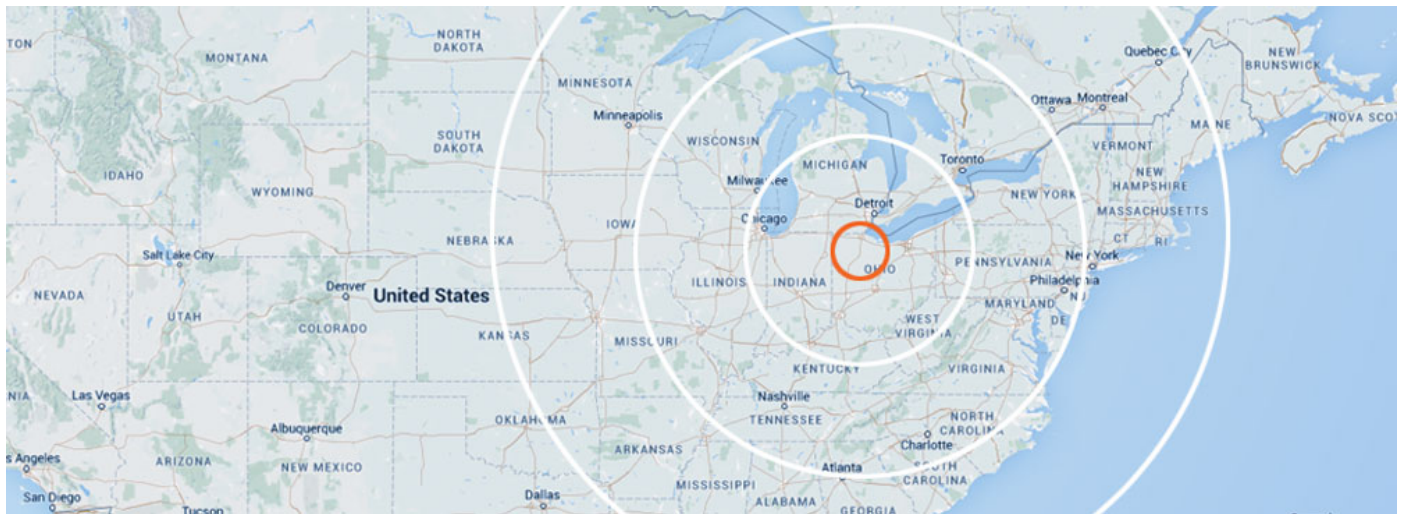
SANITARY SEWER: 15" GRAVITY ON STATE ROUTE 582

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.



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

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



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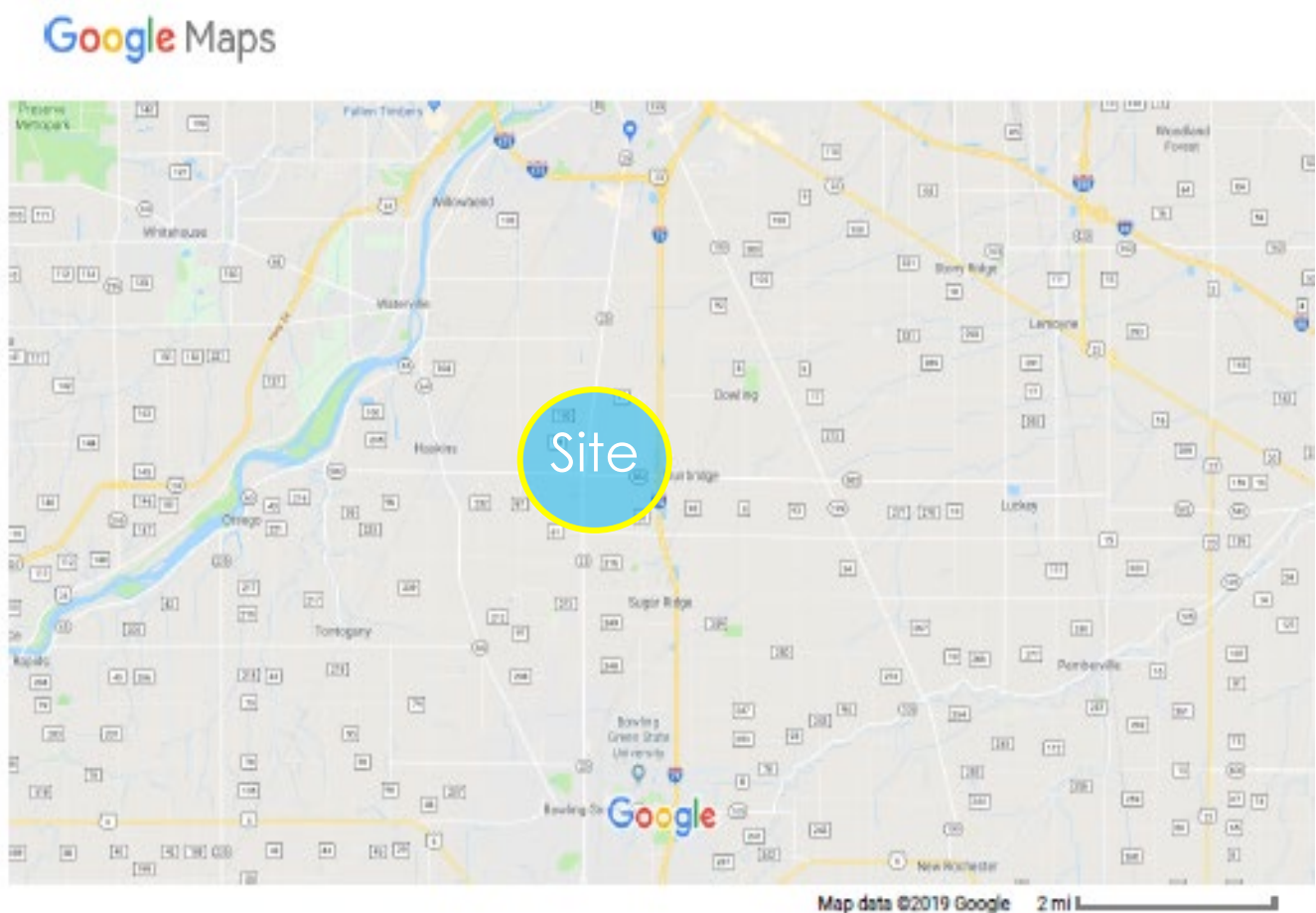
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Site Location Map



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Utility Map – Route 25/582



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