

STATE ROUTE 109
DELTA, OH 43515

VACANT LAND FOR SALE
55 Acres Available



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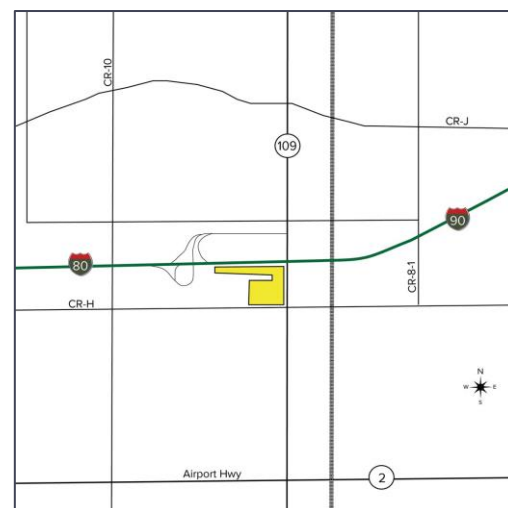
FULL-SERVICE COMMERCIAL REAL ESTATE

COMMERCIAL/INDUSTRIAL SITE



GENERAL INFORMATION

Price:	\$3,300,000 (\$60,000 per acre)
Acreage:	55 Acres
Closest Cross Street:	At 80/90 Turnpike
County:	Fulton (Pike Township)
Zoning:	Un-Zoned
Easements:	Of Record
Topography:	Flat
Survey Available:	Yes
Environmental Report:	No



For more information, please contact:

KEENAN FIELDS
(419) 249 6311
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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PROPERTY DESCRIPTION

Drainage: Good

Improvements: Residential unit

Restrictions: None

Sign on Property: Yes

Adjacent Land:

North: 80/90 Turnpike – Exit # 39 3B

South: Industrial/Commercial

East: State Route 109, Commercial

West: Campground/Un-Zoned

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	136	\$82,456
3 MILE	4,355	\$71,919
5 MILE	7,490	\$72,600

UTILITIES

Electric: Toledo Edison
345 KVA immediate, main line

Gas: Ohio Gas Company

Water: Village of Delta – east side of SR-109

Sanitary Sewer: Village of Delta – SWC of CR-H & SR-109

Storm Sewer: Village of Delta

2021 REAL ESTATE TAXES

Parcel Numbers: 20-041132-00.000
20-041128-00.000
20-041116-02.000

Agricultural Land Use Rate: CAUV Program

2021 Total Taxes: \$2,880.61

TRAFFIC COUNTS (TWO-WAY)

4,890 State Route 109

1,578 County Road H at State Route 109

24,244 I-80/90

Comments:

- Located just south of Turnpike Interchange Exit #39 (Gate 3 B).
- Prime commercial and/or industrial location at State Route 109 and County Road H with Michigan load limits in place.
- Access to the property off of County Road H and State Route 109.
- 25 minute drive to Toledo Express Airport from property.

Businesses Near Site:

- Nature Fresh Farms, a commercial green house operation.
- North Star Steel/BlueScope Steel, a mini steel mill.
- Worthington Industries, a steel processing company.
- MetalX, a scrap provider to steel industry.
- Fulton County Processing (FCP), a steel processing company.

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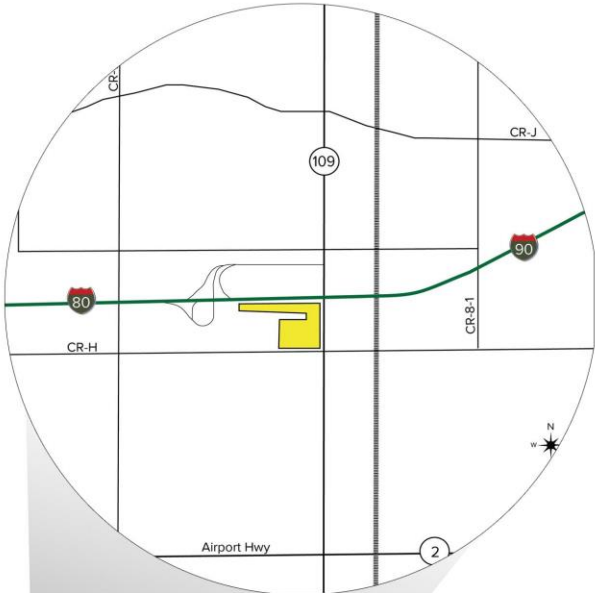
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