

6435 WHEATSTONE COURT
MAUMEE, OH 43537
(MONCLOVA TOWNSHIP)

VACANT LAND FOR SALE
1.344 Acres Available



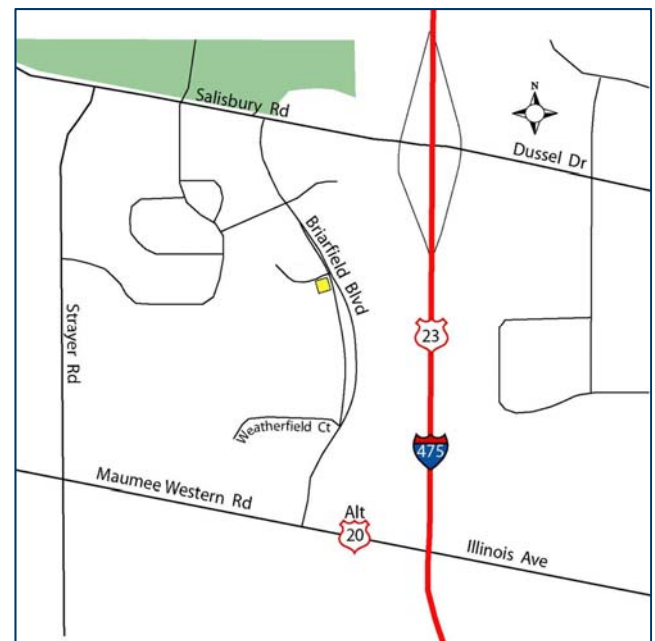
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Price:	\$150,000 (\$111,607.14/acre)
Acreage:	1.344
Dimensions:	Irregular – 232.27' along Wheatstone; 263.85' along Briarfield Boulevard
Closest Cross Street:	Briarfield Boulevard
County:	Lucas
Zoning:	Industrial Office/Research District
Easements:	Of record
Curb Cuts:	See Comments
Topography:	Flat
Survey Available:	Yes
Environmental Report:	No



For more information, please contact:

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PROPERTY DESCRIPTION	
Drainage:	Street and parking area drains
Improvements:	Asphalt parking lot with drainage, lighting and landscaping - no structures
Restrictions:	Per code
Sign on Property:	Yes
Adjacent Land	
North:	Commercial
South:	Commercial
East:	Commercial
West:	Commercial

UTILITIES	
Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2018 REAL ESTATE TAXES	
TD:	38
Parcel:	85491
Assessor Number:	23-074-014
Total Annual Taxes:	\$4,346.30

DEMOGRAPHICS		
	POPULATION	AVG. HH INCOME
0.5 MILE	399	\$102,197
1 MILE	1,772	\$100,103
1.5 MILE	8,704	\$75,125

Comments:

- Per the Lucas County Engineer, a curb cut can be requested on Wheatstone to line up with the curb cut across the street.
- Lighting is connected to Alside building. Purchaser to disconnect.
- Parking lot consists of 97 striped spaces.
- Located within Briarfield Business Park.
- Less than 1 mile to US 23, Exit 6.
- Located within the Monclova/Monclova/Toledo Joint Economic Development Zone (MMT JEDZ).
- Jobs Grant information available through the Monclova Township office at 419-865-9622, Harold Grimm, Administrator. The purpose of the program is to maintain the competitiveness of the MMT JEDZ as a location for new business and expansion of existing businesses (www.monclovatwp.org).
- As a business operating in the MMT JEDZ, you are required to withhold 1.5% tax on earnings of all employees and pay 1.5% tax on net earnings.

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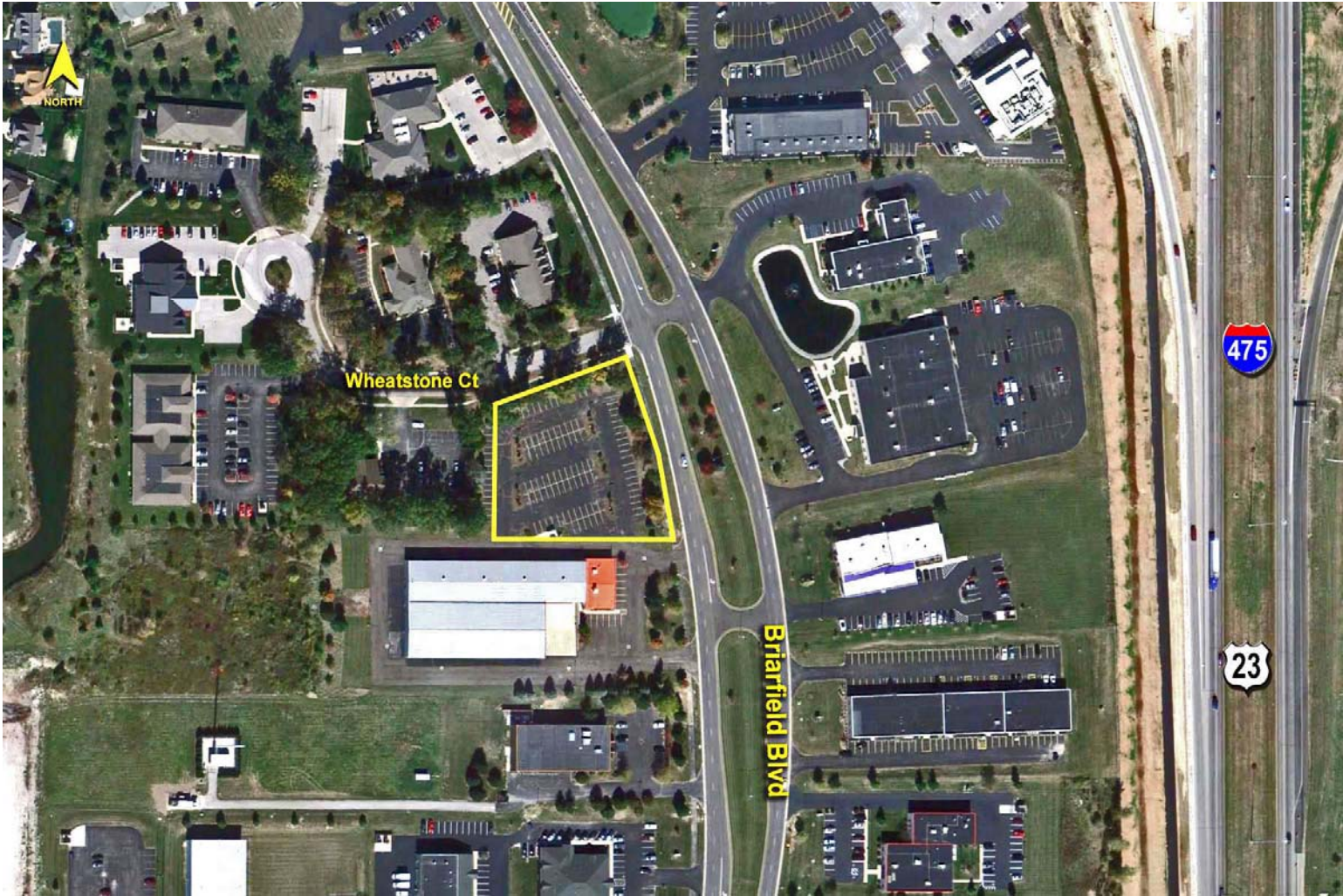
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.