



LAND FOR SALE

6630 MONCLOVA RD., MAUMEE, OH 43537

"Innovative Solutions at Work"



OFFERING SUMMARY

Sale Price: \$75,000 / acre

Lot Size: 6.5 Acres

Dimensions: 630' x 450'

Parcel #: 38-00934

Zoning: C-2 Commercial

Township: Monclova Twp.

County: Lucas

PROPERTY OVERVIEW

Shovel ready with all utilities and C-2 zoning in Triad Business Park. Located in JEDZ between the City of Toledo, City of Maumee, and Monclova Township. Payroll tax 1.5%. Job Creation incentives including reduced land costs. Within three minutes of future I-475/US 23 interchange at 20A & I-475. All offers subject to approval by City of Toledo Council.

UTILITIES

Natural Gas: Columbia Gas
 Electric: Toledo Edison
 Water: Lucas County
 Sewer: Lucas County
 Storm: Lucas County

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	621	33,140	127,525
Total Population	1,628	80,920	312,481
Average HH Income	\$113,183	\$74,507	\$71,507

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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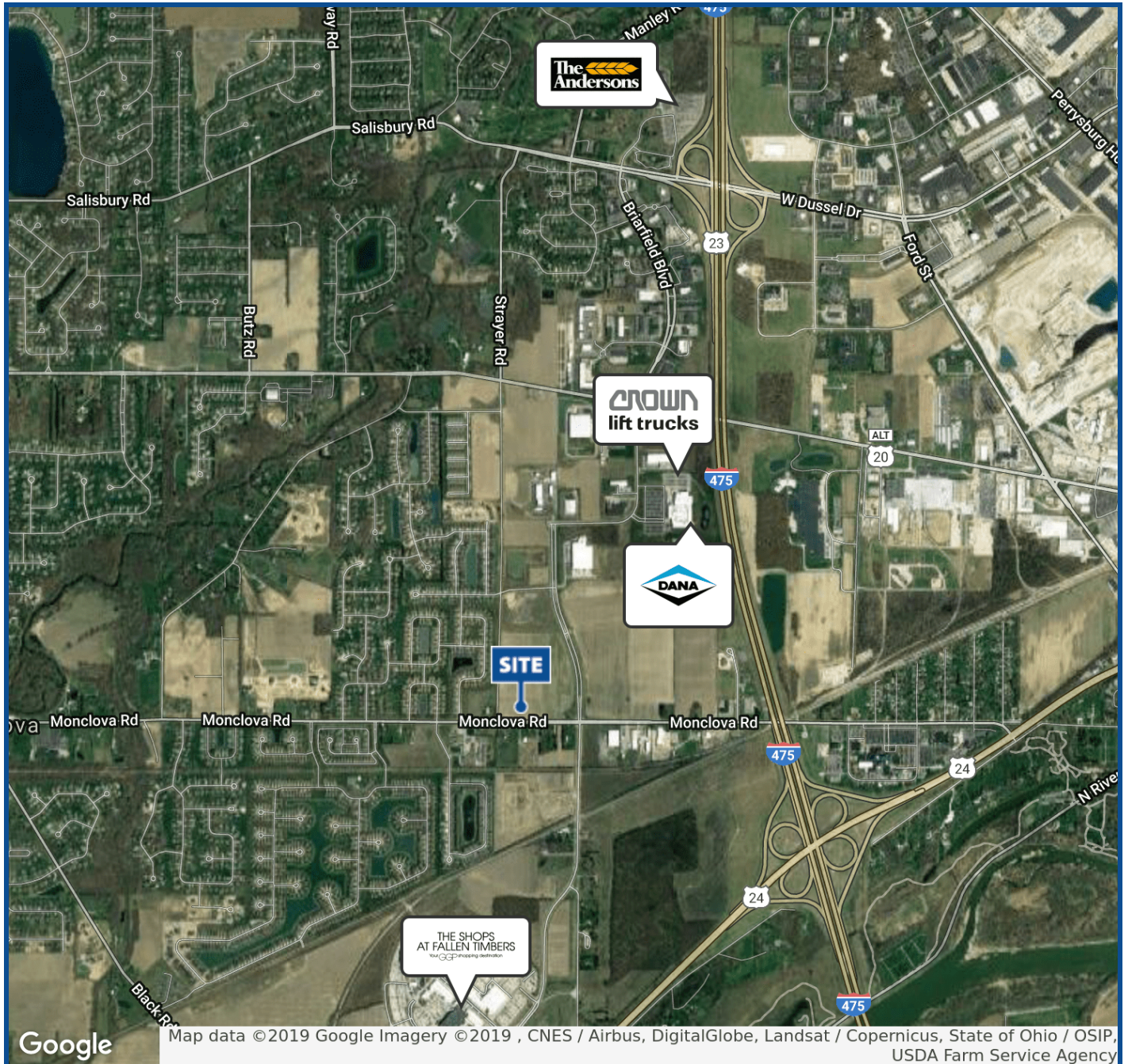
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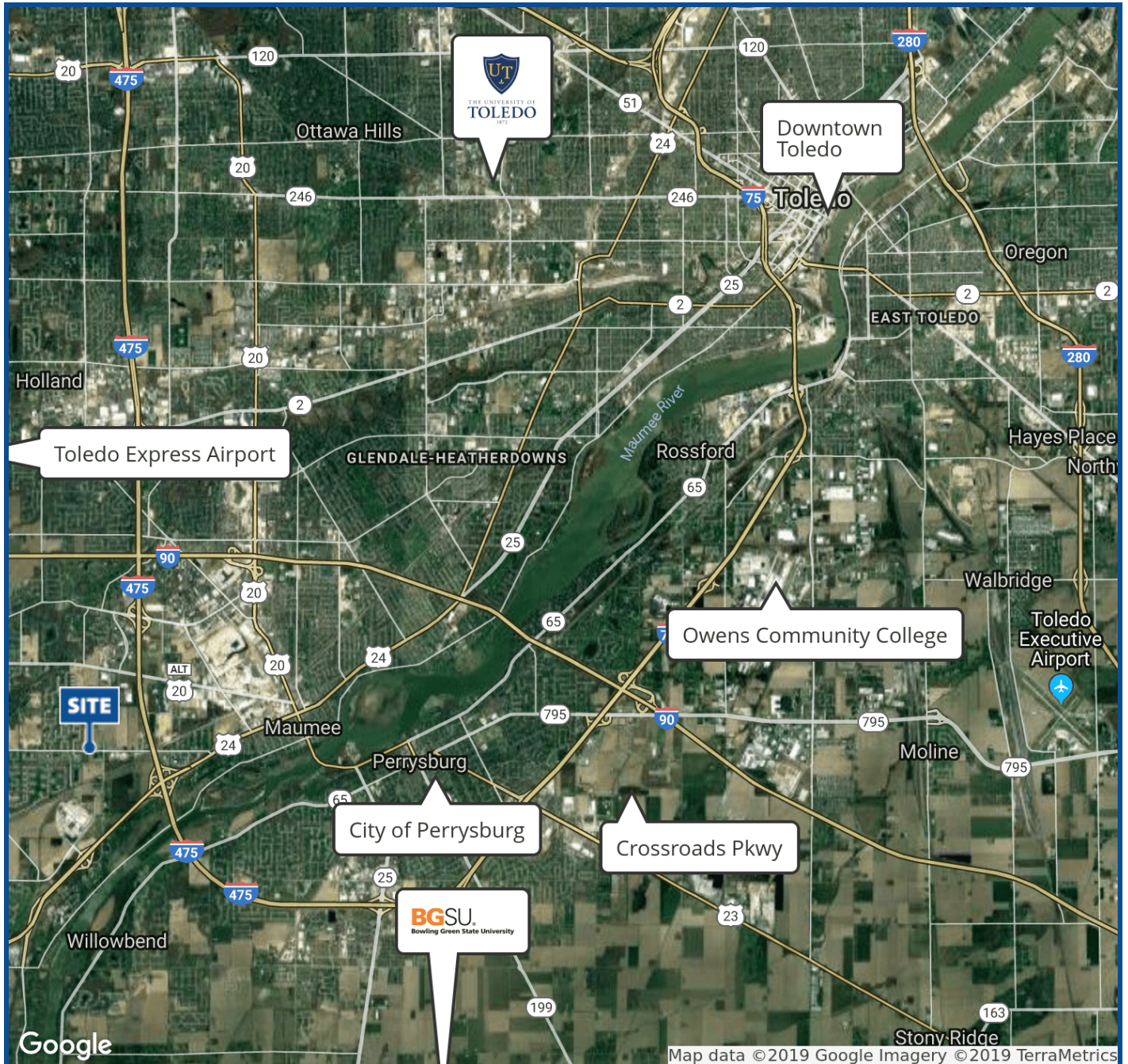
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