

US 20 A (AIRPORT HWY.)
VILLAGE OF DELTA, OH 43515

VACANT LAND FOR SALE
75 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

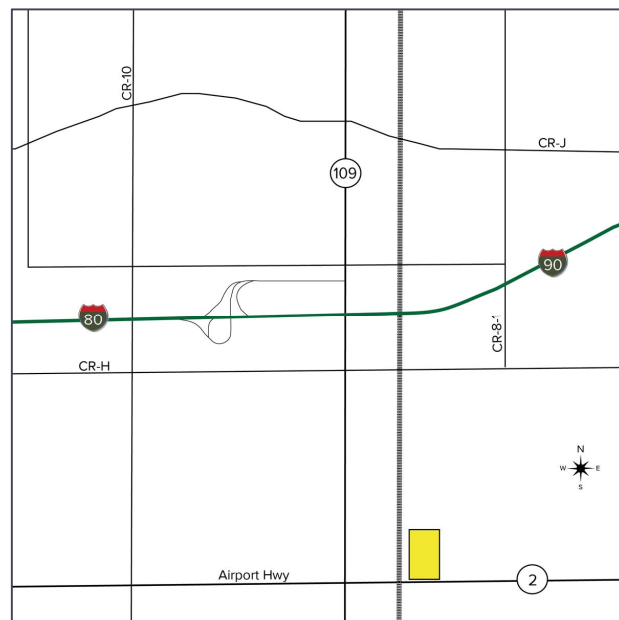
SHOVEL READY DEVELOPMENT LAND



Industrial Land with Rail Access and Utilities

GENERAL INFORMATION

- Price:** \$2,608,000 (\$35,000 per acre)
- Acreage:** 75 Acres
- Closest Cross Street:** State Route 109
- County:** Fulton (York Township)
- Zoning:** M 1 – Industrial (Village of Delta)
- Topography:** Flat
- Survey Available:** Yes
- Environmental Report:** No



For more information, please contact:

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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PROPERTY DESCRIPTION

Drainage:	Good
Improvements:	No
Restrictions:	No
Sign on Property:	Yes
Adjacent Land:	
North:	Industrial
South:	Unzoned
East:	Unzoned and R3, B3
West:	Industrial

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	417	\$78,088
3 MILE	4,227	\$71,704
5 MILE	7,747	\$72,279

UTILITIES

Electric:	Toledo Edison 69 KVA electric frontage immediate/138 KVA electric along rail line
Gas:	Ohio Gas – 6" line
Water:	Village of Delta
Sanitary Sewer:	Village of Delta
Storm Sewer:	Village of Delta

2018 REAL ESTATE TAXES

Parcel Numbers:	31-060733-00	28.16 AC
	31-060734-00	43.35 AC
Agricultural Land Use Rate:	CAUV Program	
Total Taxes:	\$2,475.77	

2018 TRAFFIC COUNTS (TWO-WAY)

4,890	State Route 109 at US 20A
7,254	US 20A Airport Highway

Comments:

- 75 +/- acres of industrial land that is shovel ready, perfect for new building development, with a possibility of future expansion.
- Located near the intersection of US 20A (Airport Hwy.) and State Route 109, and nearby Ohio Turnpike I-80 (Exit #39 Gate – 3B). The property has exceptional access to the expressway and Genesee & Ohio rail line; which highlights frontage on the rail line.
- Michigan load limits have been extended along the frontage to the far east side of 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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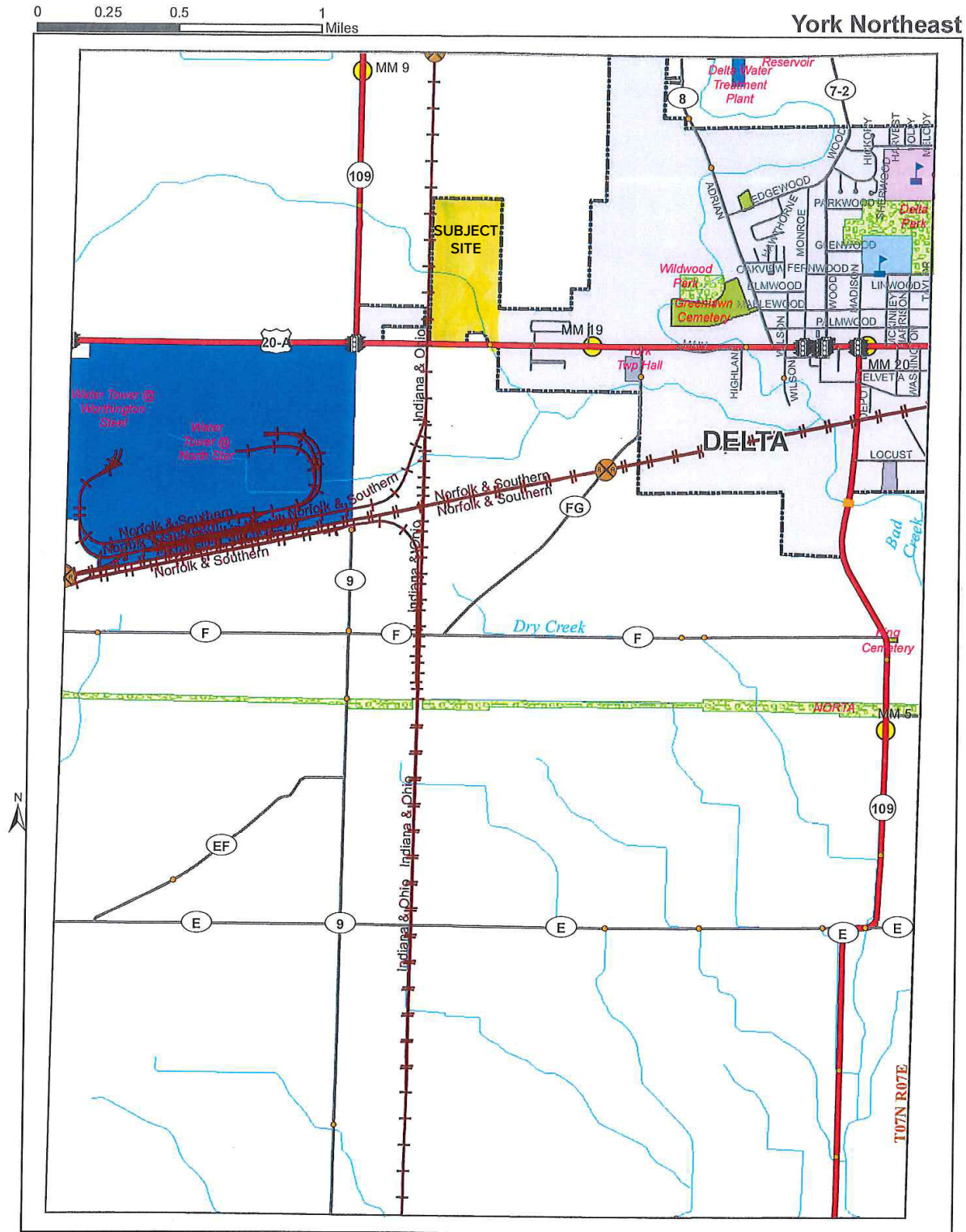
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Norfolk Southern and Genesee & Wyoming Junction Rail Lines



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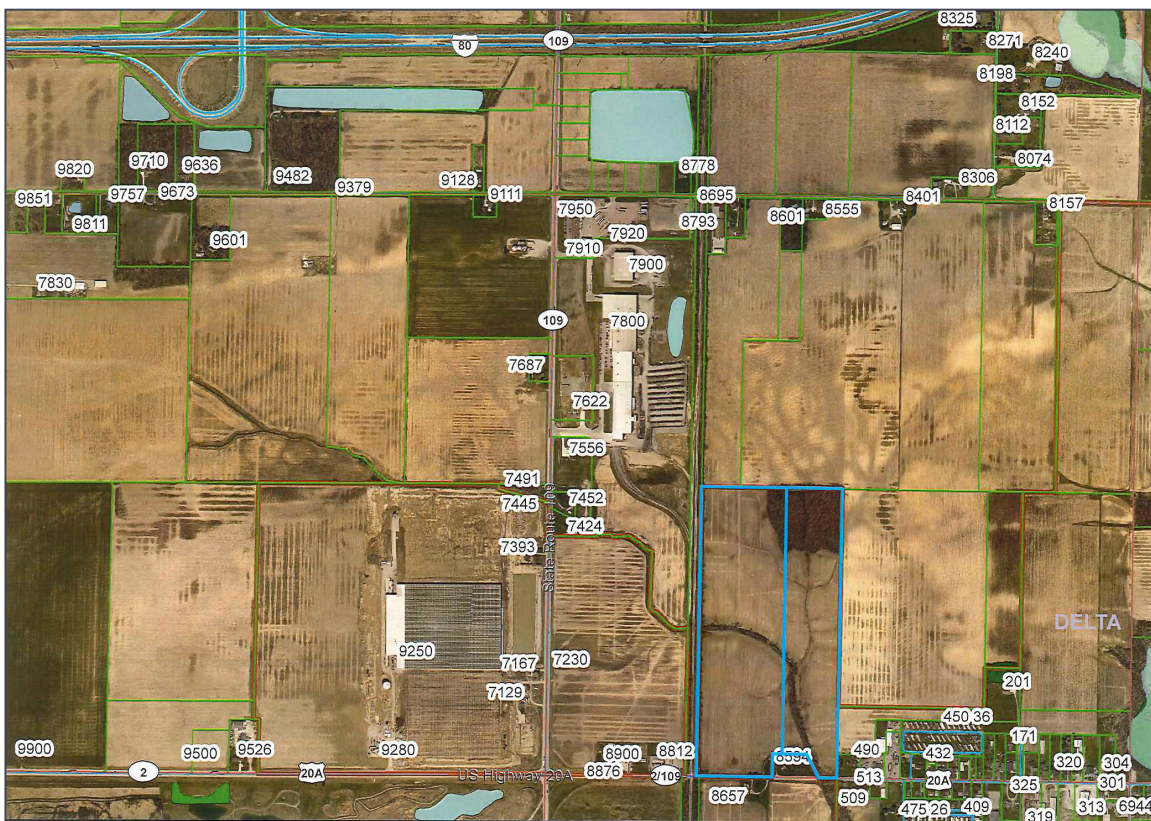
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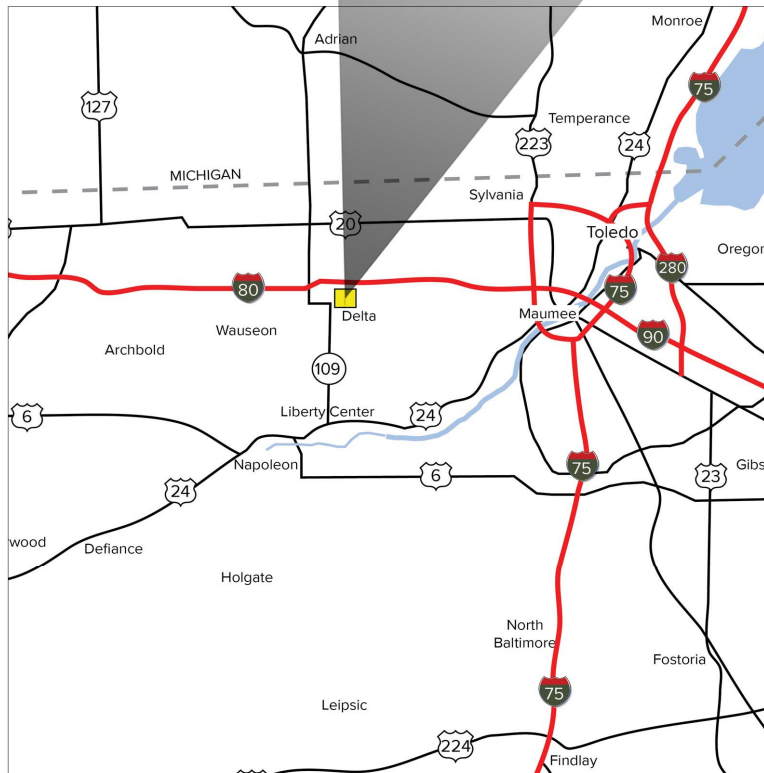
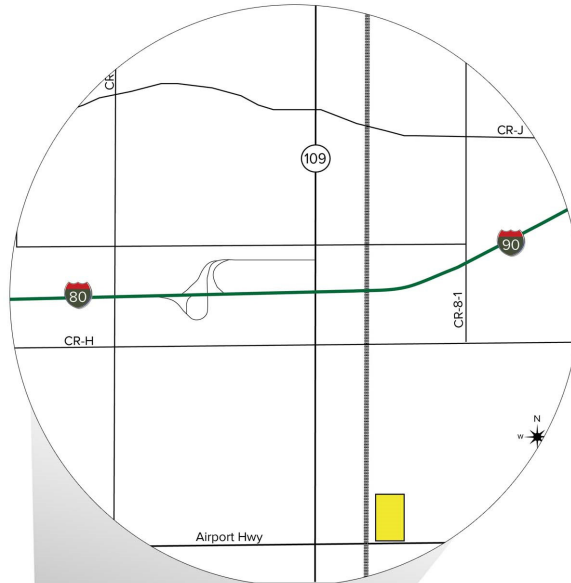
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