



62.5 ACRES FOR SALE

9535 FREMONT PIKE, PERRYSBURG, OH 43551

"Innovative Solutions at Work"



OFFERING SUMMARY

Frontage To 500' Depth:	\$250,00/AC
Balance:	\$9,000/AC
Total Acres	62.5 Acres
Dimensions:	Irregular
Topography:	Flat/Partially Wooded
Zoning:	Commercial Overlay District
County:	Wood

PROPERTY OVERVIEW

62.5 acres +/- in Perrysburg Township Overlay District/Commercial use conditionally permitted. 28,000 cars per day at State Route 20 and Simmons Rd. Within 2-mile radius from site: total daily traffic volume for combined I-75/I-80/90/SR 795 & SR 20: 133,400 cars per day.

Parcel # P57-400-066000006000 : 26.5 acres

Parcel # P57-400-066000005000 : 36.0 Acres

Total Acres: 62.5 Acres

UTILITIES

Gas: Available - Columbia Gas

Water: Available - 16" Northwestern Water & Sewer District

Electric: Available - Toledo Edison

Storm Sewer: Available - 24" State of Ohio; Open Drainage Wood County

Sanitary Sewer: Available - 15" Northwestern Water & Sewer District

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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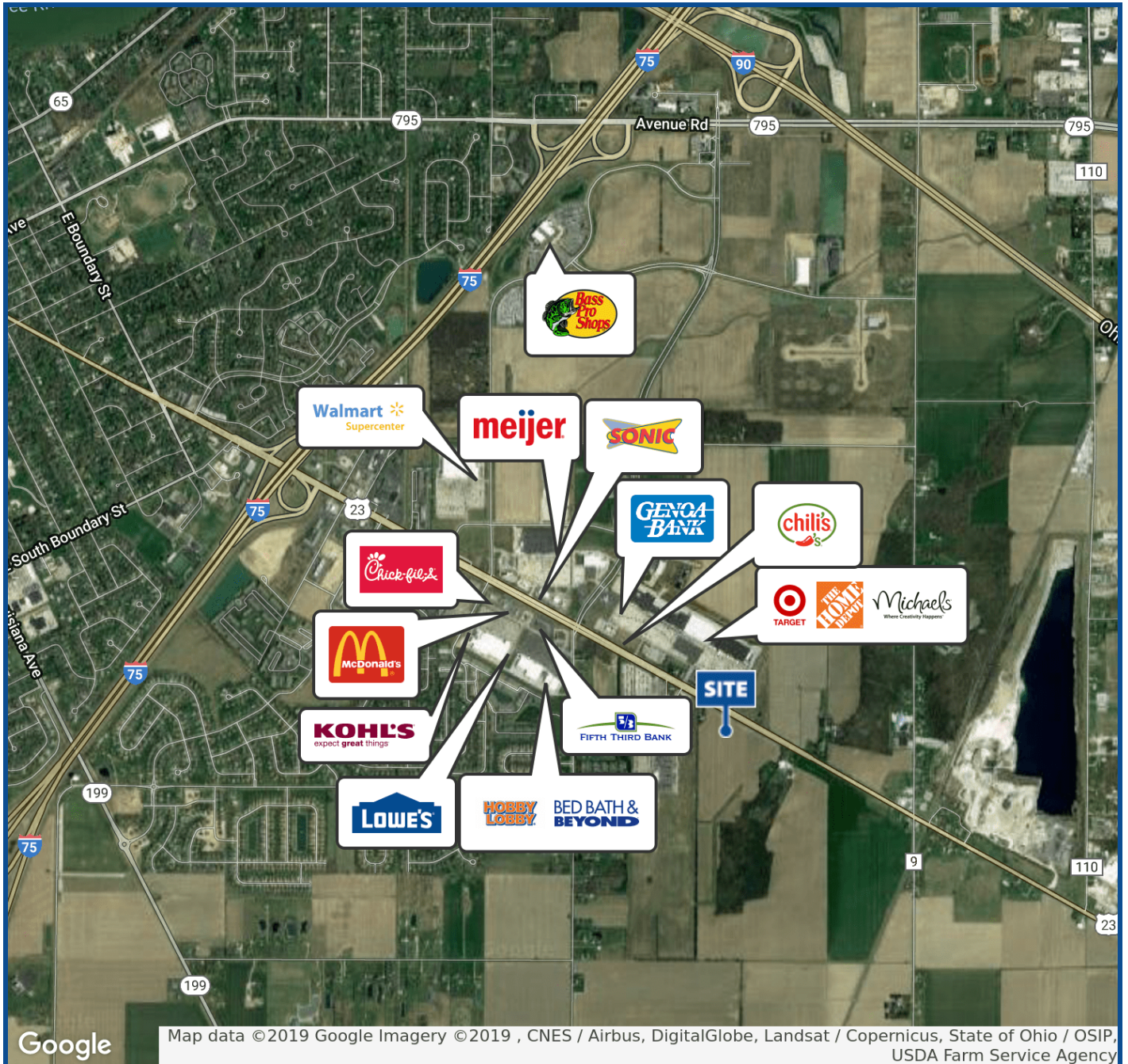
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