



DANBERRY NATIONAL, LTD.

29.41 AC INDUSTRIAL LAND - SALE

GENERAL INFORMATION:

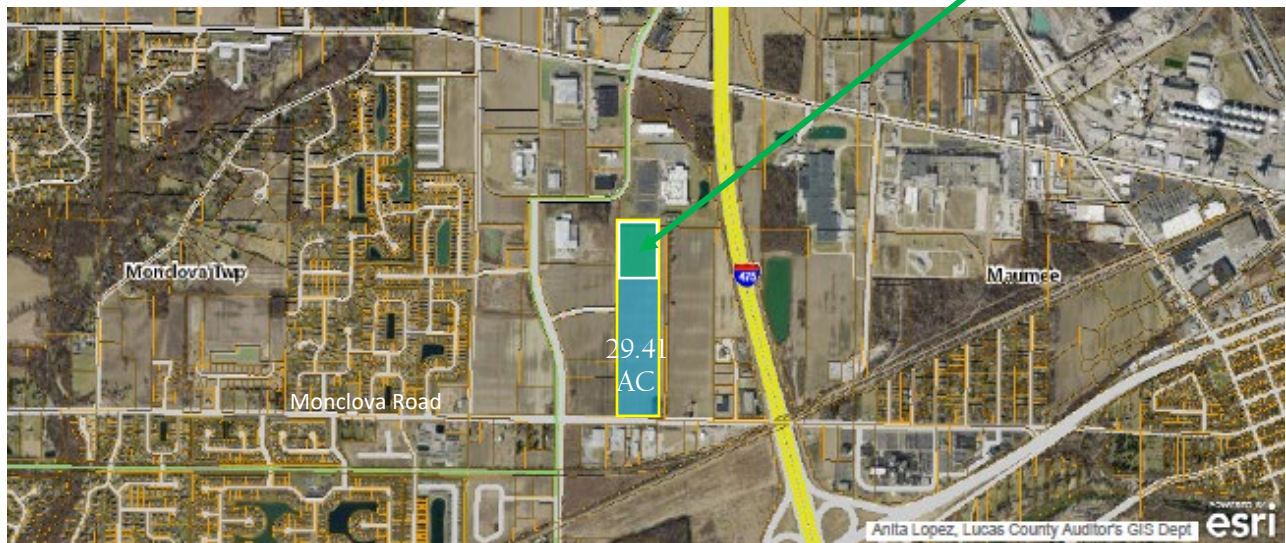
LOCATION: 6604 MONCLOVA ROAD
CLOSEST INTERSECTION: TECHNOLOGY DR./U.S. 23
CITY: MAUMEE
TOWNSHIP/COUNTY: MONCLOVA/LUCAS
STATE/ZIP: OHIO/43537
ZONING: M-2/GENERAL INDUSTRIAL

PRICING DETAILS: \$50,000/AC

PROPERTY PRICE: \$1,470,500.00

TERMS: CASH/CONVENTIONAL

NOTE: NORTHERLY 10 AC PARCEL "UNDER CONTRACT"



COMMENTS/FEATURES:

- IN A JOINT ECONOMIC DEVELOPMENT ZONE WITH CITY OF TOLEDO/MAUMEE/MONCLOVA TWP.
- ECONOMIC DEVELOPMENT INCENTIVES
- PROVIDES EXCELLENT EXPOSURE/VISIBILITY FROM U.S. 23/I-475
- NEAR THE NEW APPROVED INTERCHANGE WITH U.S. 20/ MAUMEE-WESTERN RD/U.S. 23

PARCEL INFORMATION/TAXES:

PARCEL #: 38-00574
TOTAL ANNUAL TAXES: \$2,038.52 (2020)
NOTE: 1.5% PAYROLL TAX

UTILITIES:

GAS: AVAILABLE – COLUMBIA GAS
WATER: AVAILABLE – CITY OF TOLEDO
ELECTRIC: AVAILABLE – FIRST ENERGY
STORM SEWER: AVAILABLE – CITY OF TOLEDO
SANITARY SEWER: AVAILABLE – CITY OF TOLEDO

CONTACT:

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551
OFFICE: (419) 874-2800 WEBSITE: WWW.DANBERRYNATIONAL.COM

All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made to accuracy thereof. All dimensions and acreage are subject to survey. Availability and tappability of all public utilities are subject to purchaser's confirmation of same.



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SITE/LOCATION AERIAL



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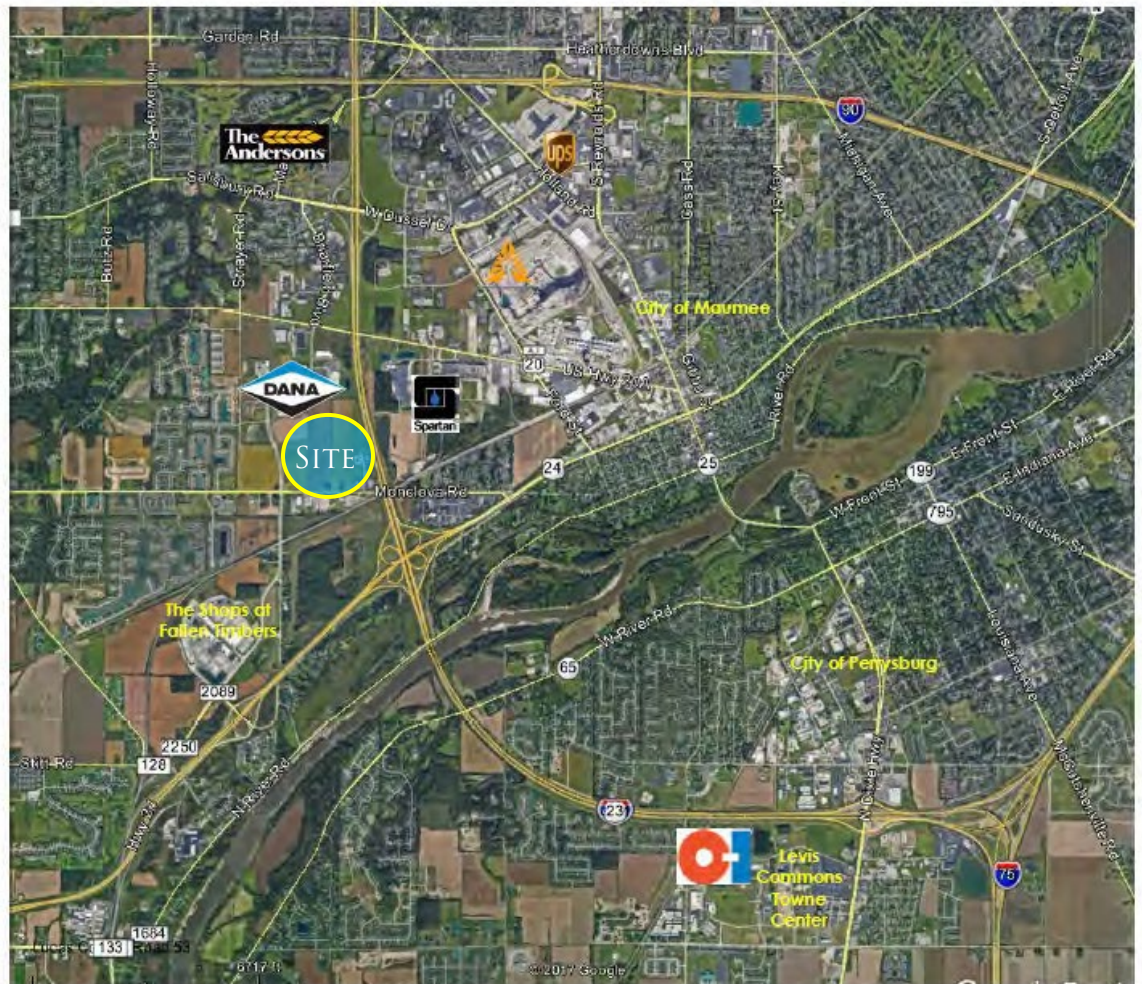
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HIGH ALTITUDE AERIAL MAP

NW Ohio World Headquarters Corridor



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