DANBERRY NATIONAL, LTD.

Commercial Land for Sale

General Information

Location:	State Route 795
Closest Intersection:	Oregon Road
Township:	Perrysburg Township
County:	Wood
State, Zip:	Ohio – 43551
Zoning:	Commercial

Property Information

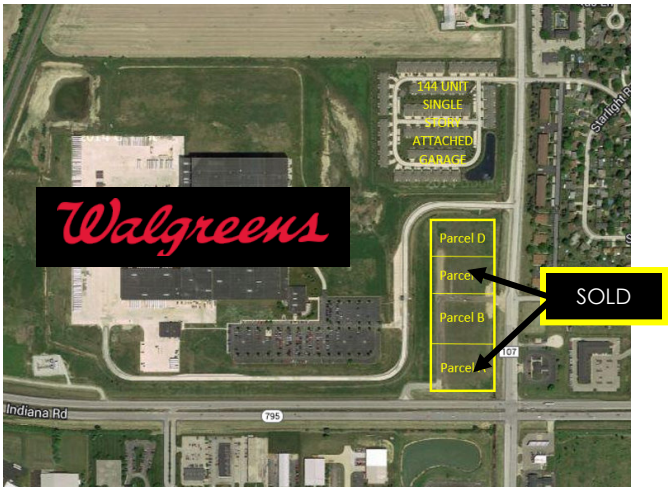
Dimensions:	Irregular – See Exhibit
Acres:	4.97 AC +/-
Zoning:	Commercial

Comments/ Features

- 144 Unit Single-Story/Attached Garage residential project fully leased
- 25,000 cars/day at State Route 795 & Oregon Road intersection
- 1 mile south of Owens College and NEW Homeland Security Center
- Large daytime population with Cedar Business Park, Owens College, Chrysler, Walgreens, Access Pointe, Johnson Controls/Magna/INew Amazon Fulfillment

Pricing Details

Price per Acre:	See attached Exhibit A
Terms:	Cash
Exchange:	Negotiable



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.

Utilities

Gas:	Available – Columbia Gas
Water:	10" in S.R. 795 R/W – City of Toledo/Northwestern Water & Sewer District
Electric:	Available – Toledo Edison/First Energy
Storm Sewer:	Sufficient – Oregon Road – Open Drainage – Wood County
Sanitary Sewer:	Available – 12" in Oregon Road R/W – Northwestern Water & Sewer District

Tax Info

#P57-300-360000017000 (*recently split)*

Contact

Brian W. McMahon brian@danberrynational.com
624 W. South Boundary, Suite B Perrysburg, Ohio 43551
Office: (419) 874-2800 www.danberrynational.com

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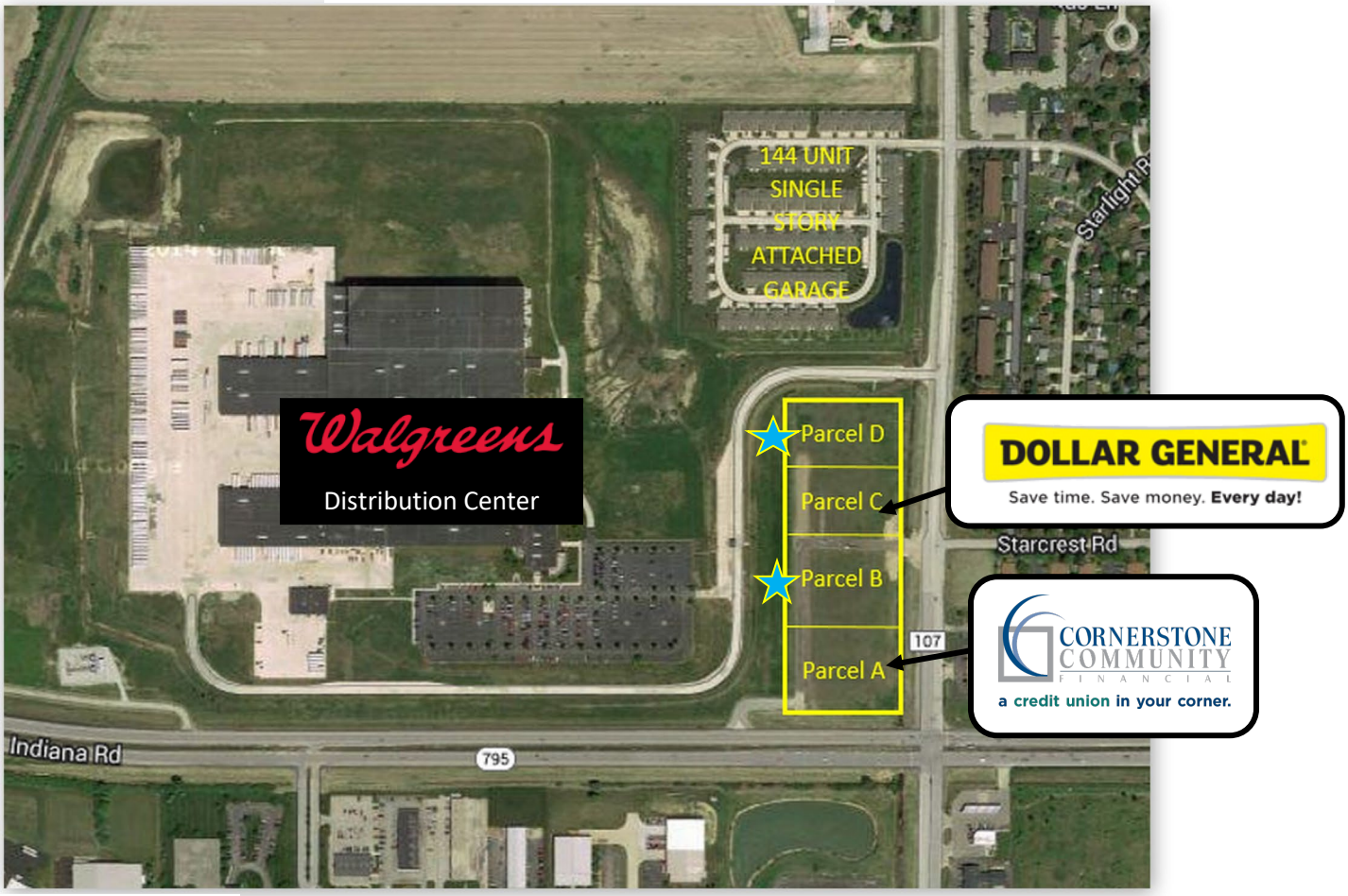
Commercial Land for Sale

Exhibit A



Price List

Parcel A: **SOLD**
Parcel B: $200,000/AC (2.486AC +/-)
Parcel C: **SOLD**
Parcel D: $175,000/AC (2. 490 AC +/-)

** See Page 3 - Survey for outlot configurations.

Contact

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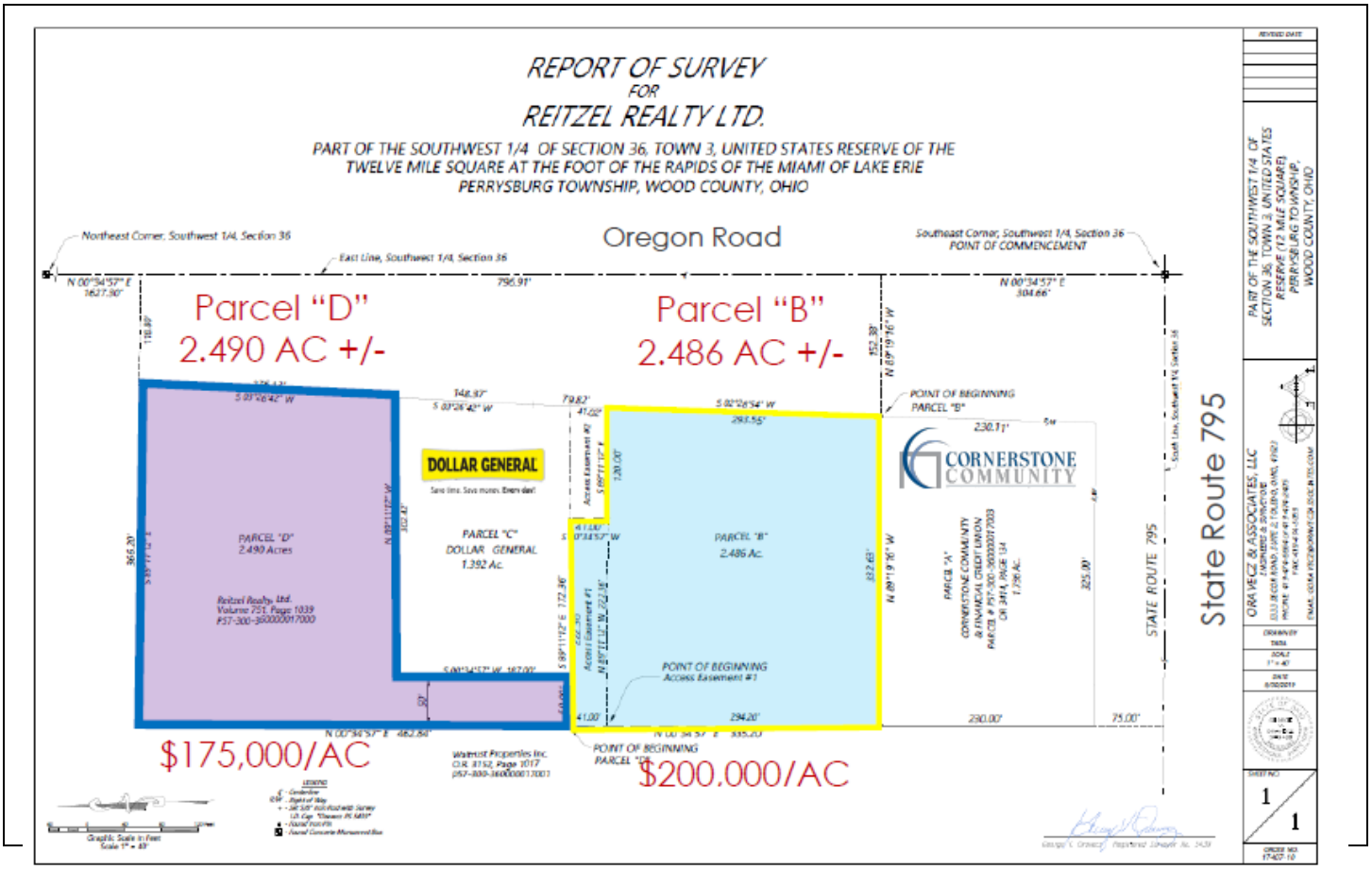
Survey



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Commercial Land for Sale

Utility
Size
Location
Oregon
Road
(Sewer)

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Commercial Land for Sale

Utility Size Location Oregon Road (*Water*)

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