



0 Wales Road (120.9 Acres)

0 Wales Road, I-280 at Woodville Road (120.9 Acres) | Northwood, OH 43619



OFFERING SUMMARY

SALE PRICE **\$1,269,450**

Lot Size: 120.9 Acres

Zoning: M-2 & Commercial

Market: Toledo

Submarket: Perrysburg/Northwood

Price / Acre: \$10,500

PROPERTY OVERVIEW

- :: Topography - Flat
- :: Soil Test Available - No
- :: Drainage - Storm Sewer
- :: Approximately 2690' of Norfolk Southern Railroad frontage

- Adjacent Land
- :: North - City of Northwood offices
 - :: South, West - Agriculture
 - :: East - School

- Real Estate Tax Information
- :: Total Annual Taxes - \$829.16
 - :: Tax District - Northwood LSD

- Utilities
- :: Water - Wood County, 12' main
 - :: Sanitary Sewer - 24' deep, 21" main
 - :: Storm Sewer - City of Northwood
 - :: Gas - Columbia Gas
 - :: Electric - Toledo Edison

Located at the southwest corner of I-280 and Wales Road at the Woodville Road exit. Minutes from Ohio Turnpike (I-80/90) and I-75.

For More Information Contact:

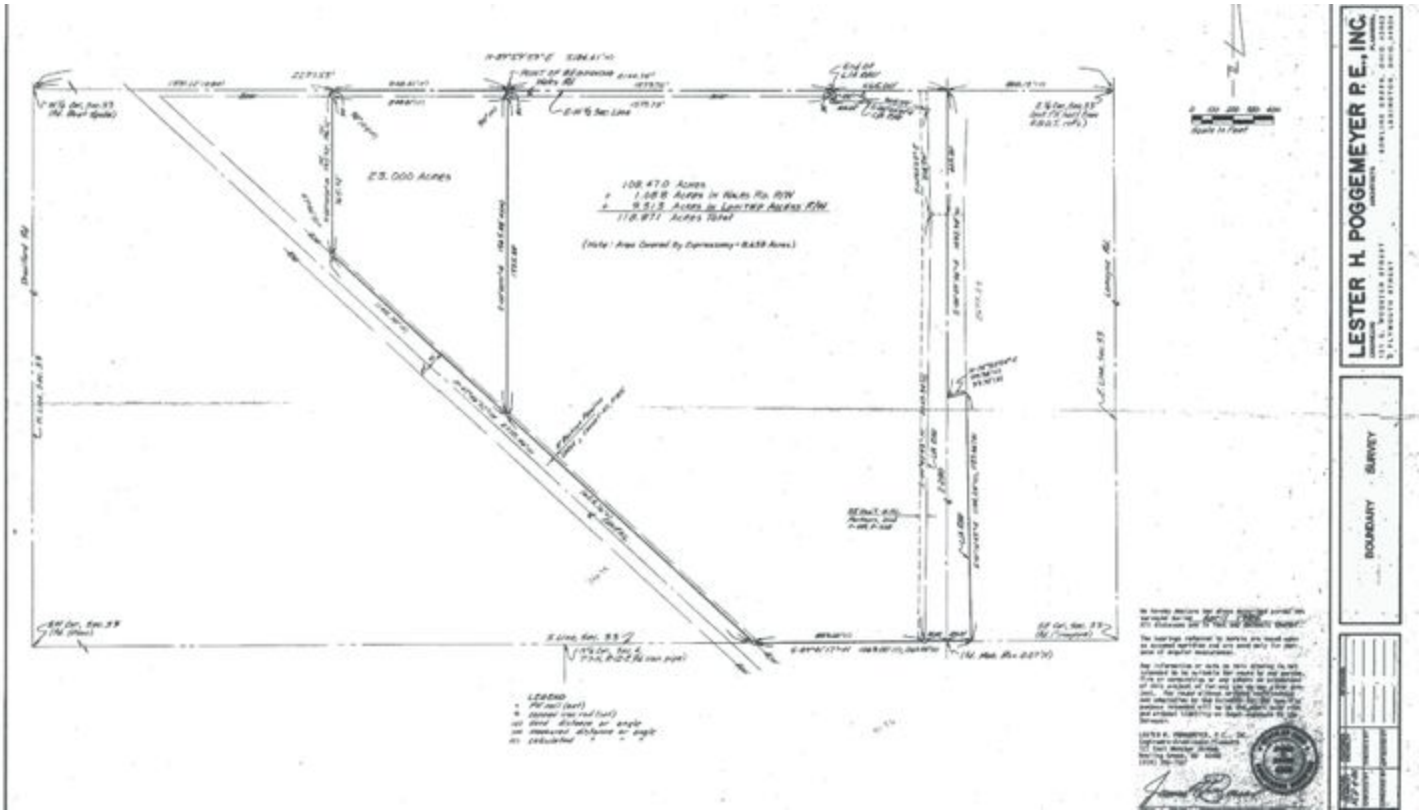
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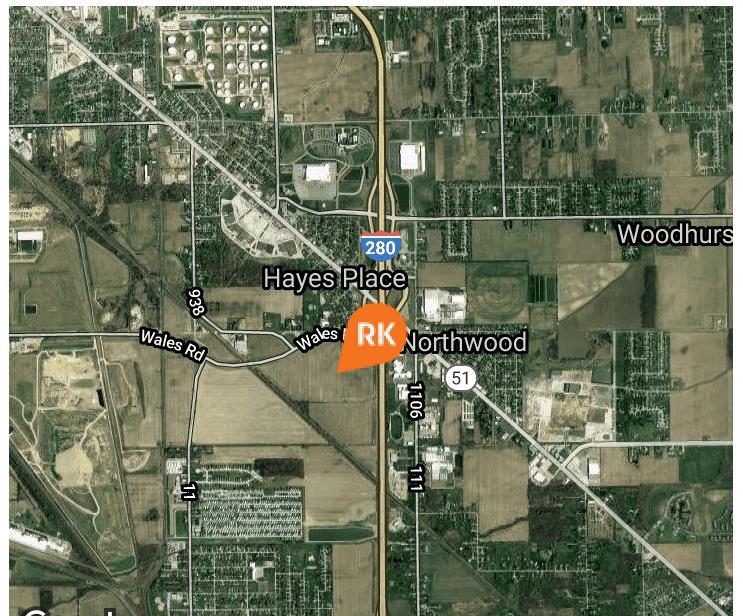


INCLUDES:

The site at Wales Road and I-280 in Wood County, has a 12.5kV distribution circuit at the site. For significant industrial loads (above 2.5 megawatts), it has a 69kV transmission circuit within one mile and a 138kV transmission circuit within one and one half miles.

LAND DETAILS

- Topography: Flat
- Soil Test Available: No
- Drainage: Storm Sewer
- North: City of Northwood offices
- South: Agriculture
- East: School
- West: Agriculture



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