

LAND FOR SALE

ROCKY FORD INDUSTRIAL PARK

0 Quarry RD, North Baltimore OH 45872



PROPERTY OVERVIEW:

Newly developed industrial park (in-process) consisting of 39.08 total acres, less detention pond and 10 acres for planned spec building. Remaining acres divisible based on use. Direct access to I-75 southbound ramps and only minutes from the CSX Intermodal Yard. Shovel ready site as utilities are being brought to site through JobsOhio. Additional project incentives available to qualified users. Property owned by rural electrical co-op, aggressive power rates available.

ACERAGE:

20 +/-

ZONING: INDUSTRIAL

PARCEL #:

F23-310-250000014000

Sale Price: \$40,000 / AC



Todd Dickerson

Commercial Real Estate Agent

(419) 309-7708

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Comlink Realty

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Perrysburg, OH 43551

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ELECTRICITY/POWER:

Hancock Wood Electric Co-Op

WATER/SEWER:

Village of North Baltimore

COMMUNICATIONS:

Spectrum

NATURAL GAS:

KNG Natural Gas



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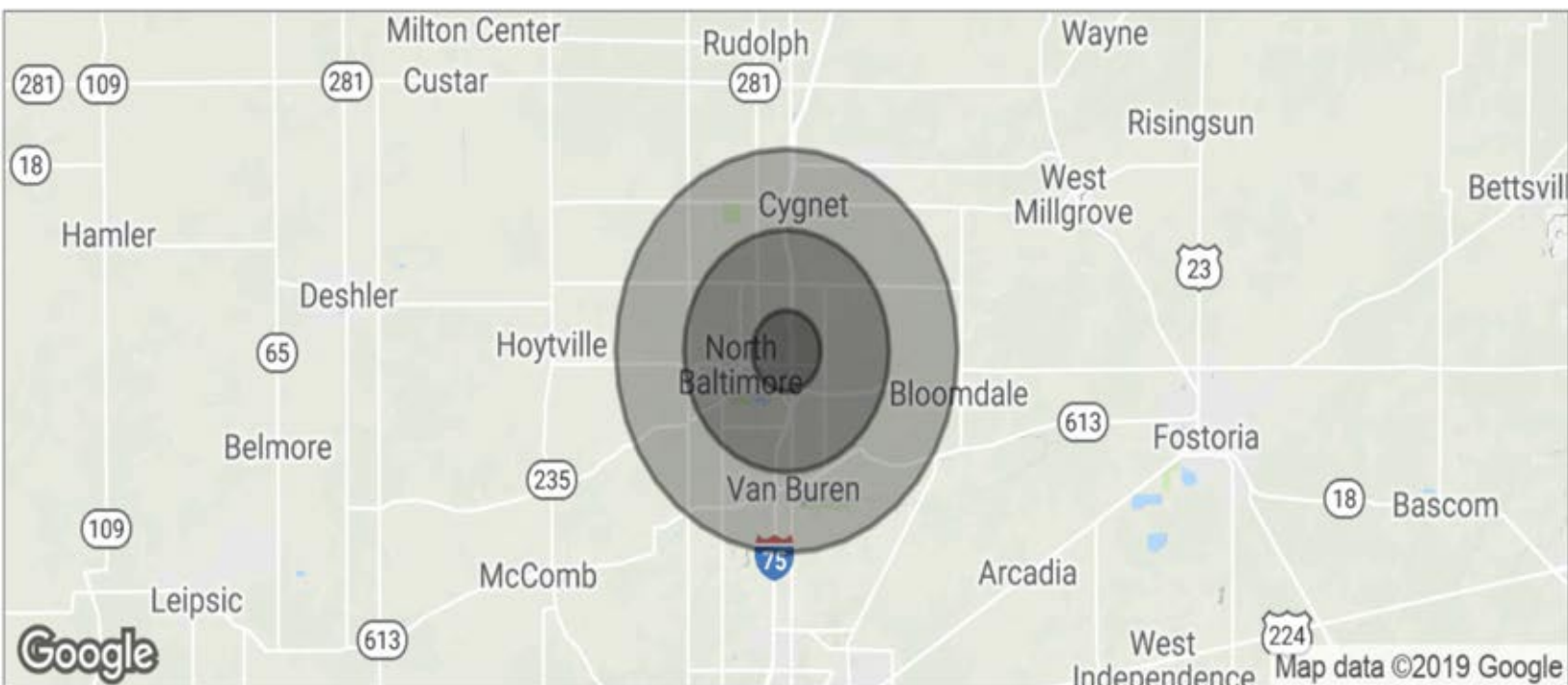


BUILDING FOR SALE/LEASE

ROCKY FORD INDUSTRIAL PARK

I-75 SPEC BUILDING

0 Quarry RD, North Baltimore OH 45872



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,090	4,708	7,778
Median age	37.9	37.9	38.0
Median age (Male)	31.6	32.8	34.3
Median age (Female)	44.2	43.1	41.6

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total households	401	1,727	2,835
# of persons per HH	2.7	2.7	2.7
Average HH income	\$52,017	\$53,190	\$55,323
Average house value	\$130,845	\$137,652	\$139,811

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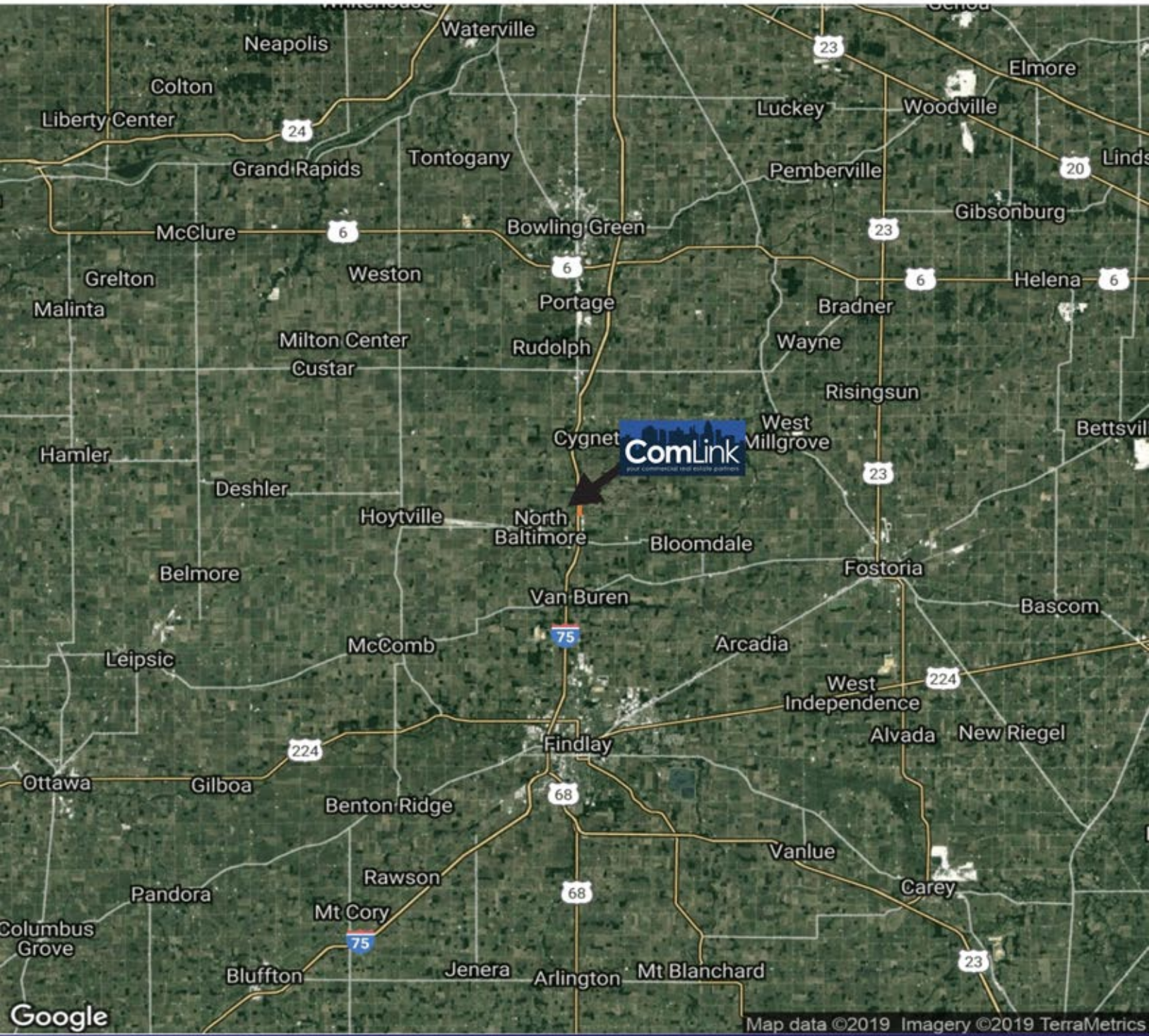
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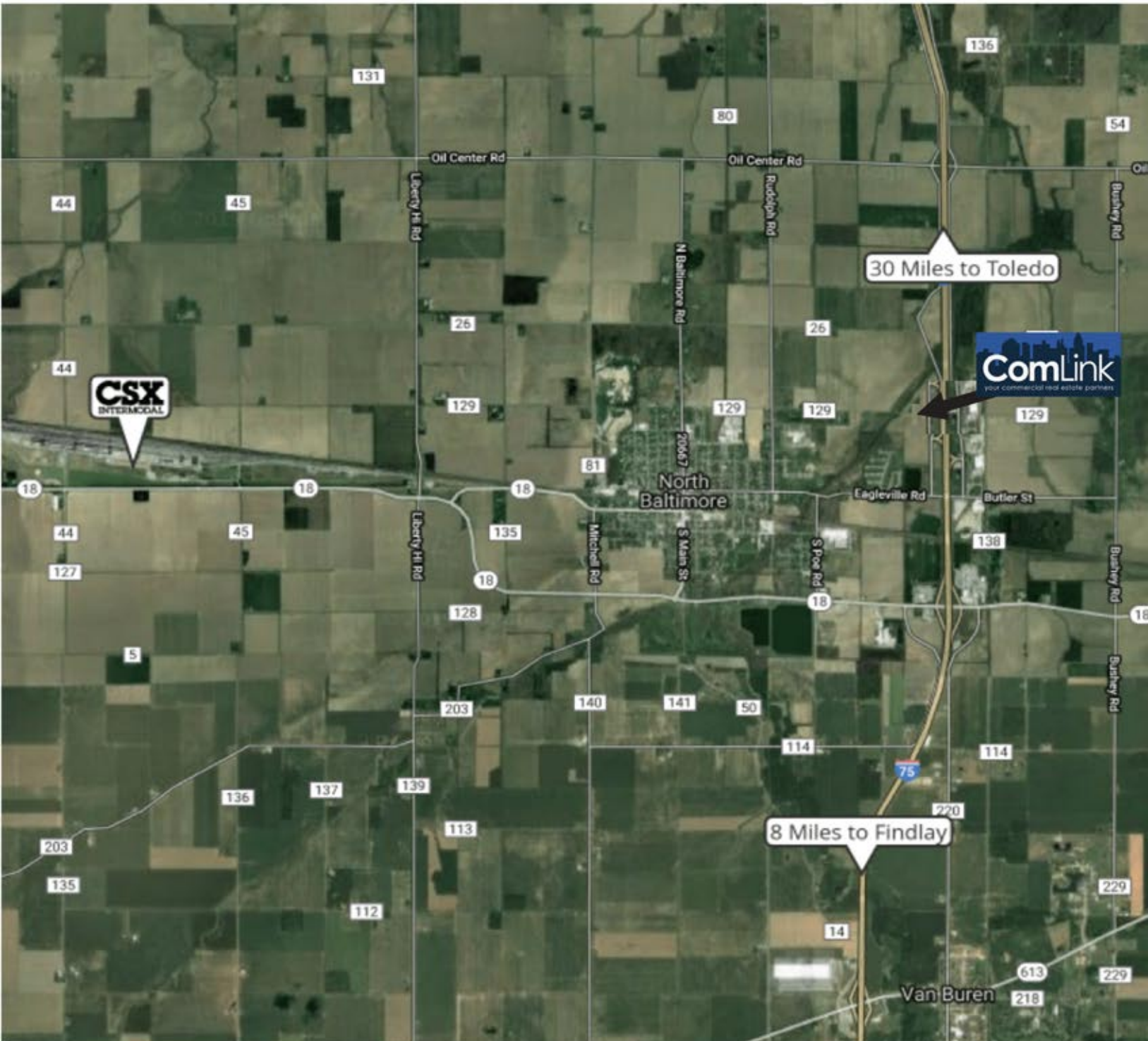
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