

GENERAL INFORMATION

Property: Parcel F - 51.73 Acres +/-
Location: State Route 109
Closest Intersection: County Road HJ
City, State: Delta, Ohio
County: Fulton
Zip: 43515
Parcel No: 2004111602000 &
 2004113200000

PROPERTY INFORMATION

Land Size: 51.73 Acres
Land Dimensions: Irregular - See Attached Parcel Drawing
Zoning: Un-zoned
Traffic Counts: 5,000 Vehicles/Day
 (2002 Traffic Study)

COMMENTS/FEATURES

- Prime location for industrial or highway commercial uses
- Can be split—minimum 5 Acres (or 2 on corner)
- Located on State Route 109 and County Road H just south of Turnpike Interchange Exit 39 (3B)
- Over 1,000 feet of frontage on State Route 109
- Water amenities with pond rights available

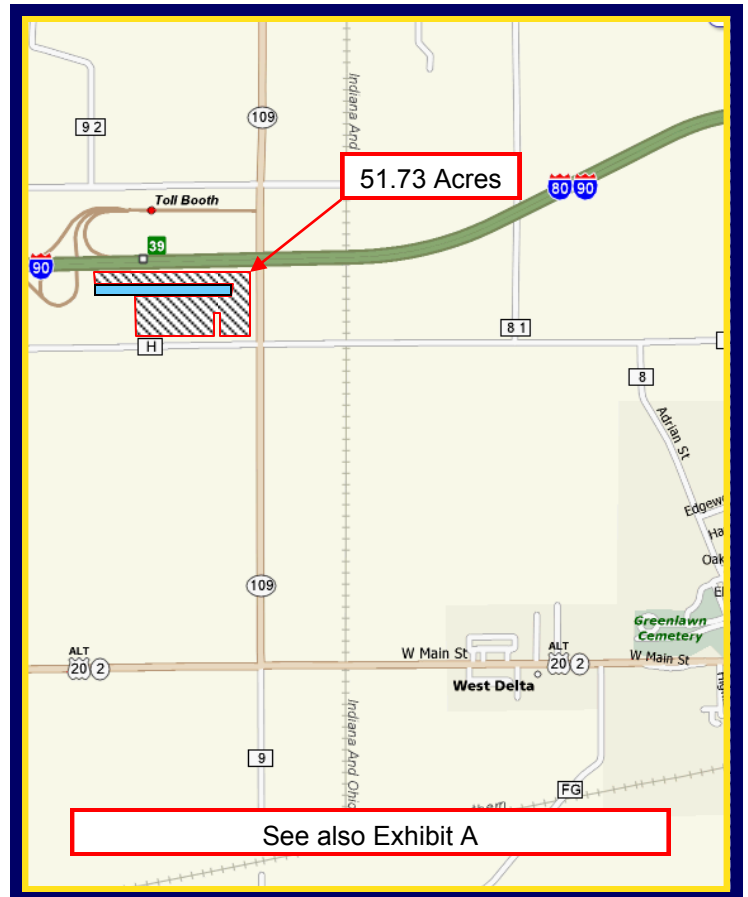
UTILITIES

****Gas:** Ohio Gas 6" pipe
Water: Village of Delta
****Sanitary Sewer:** Village of Delta
Electric: REA and Toledo Edison
****Storm Sewer:** Village of Delta

*Agricultural Land Use Rate

**Not currently at site, but can be brought to site pending a transaction

Sale Price: \$1,900,000 Entire Parcel
or
\$45,000/Acre (Minimum 5 Acres)
\$75,000/Acre (Frontage on St. Rt. 109)
\$100,000/Acre (Corner 2 Acres)



REAL ESTATE TAX INFORMATION

Real Estate Tax Year: 2011*
General Taxes: \$1,370.44
Special Taxes: \$ 82.71
Total Annual Taxes: \$1,453.15

For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

3178 N. Republic Blvd, Suite 4 ♦ Toledo, OH ♦ 43615 ♦ p: 419.517.5045 ♦ f: 419.517.5042

www.LennexRC.com

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

Exhibit A



For more information contact:

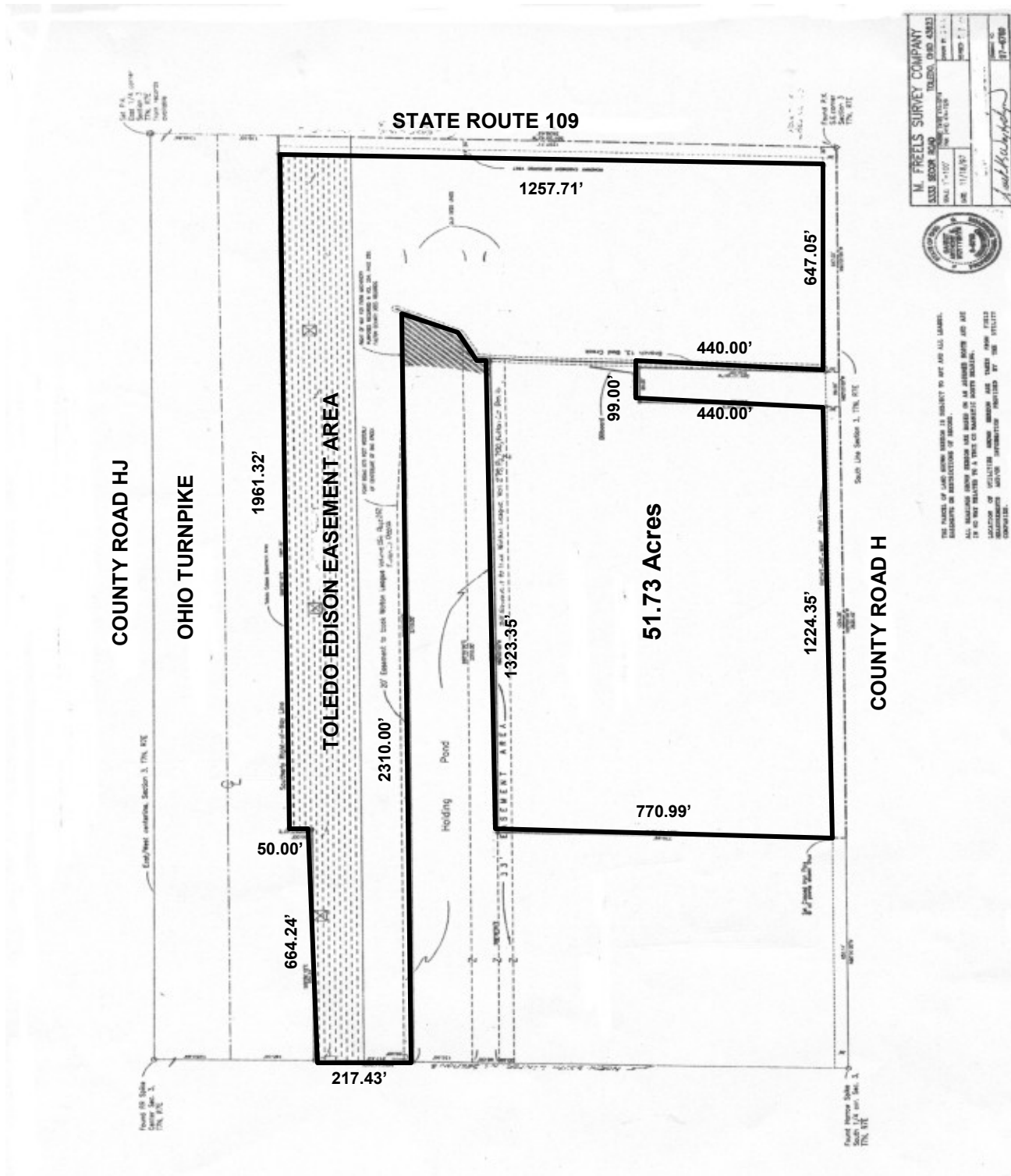
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