

# Commercial/Industrial Land for Sale

## Parcel G 74.5 Acres +/-

### GENERAL INFORMATION

**Location:** State Route 2, Alternate 20  
**Closest Intersection:** State Route 109  
**City:** Delta  
**County:** Fulton  
**Zip:** 43515  
**Parcel Numbers:** 31-060734-00.000 (46.35 Acres)  
31-060733-00.000 (28.16 Acres)

### PROPERTY INFORMATION

**Land Size:** Approximately 74.51 Acres  
**Dimensions:** 1,252.25' x 2,650.90'  
**Zoning:** M1 - Restricted Industrial  
**Traffic Counts:** 8,840 vehicles/day  
(2001 Traffic Study)

### COMMENTS/FEATURES

- Prime location in the Village of Delta just east of North Star Steel for housing, commercial or industrial park
- Can be split - minimum 5 acres
- Perfect for mixed use development of commercial, residential and light industrial
- Located on Alternate 20 just south of Turnpike Interchange Exit 39 (3B)

### REAL ESTATE TAX INFORMATION

**Tax Year:** 2011  
**General:** \$1,298.54  
**Special:** \$ 114.27  
**Total Annual Taxes:** \$1,412.81

**Sale Price: \$50,000/Acre** (with Frontage  
On Alt. 20, Minimum 5 Acres)  
**\$25,000/Acre** (No Frontage)  
Or  
**\$1,125,000** (Entire Parcel)



### UTILITIES

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

For more information contact:

**STEVEN R. LENNEX, CCIM**

**LENNEX REALTY COMPANY, LLC**

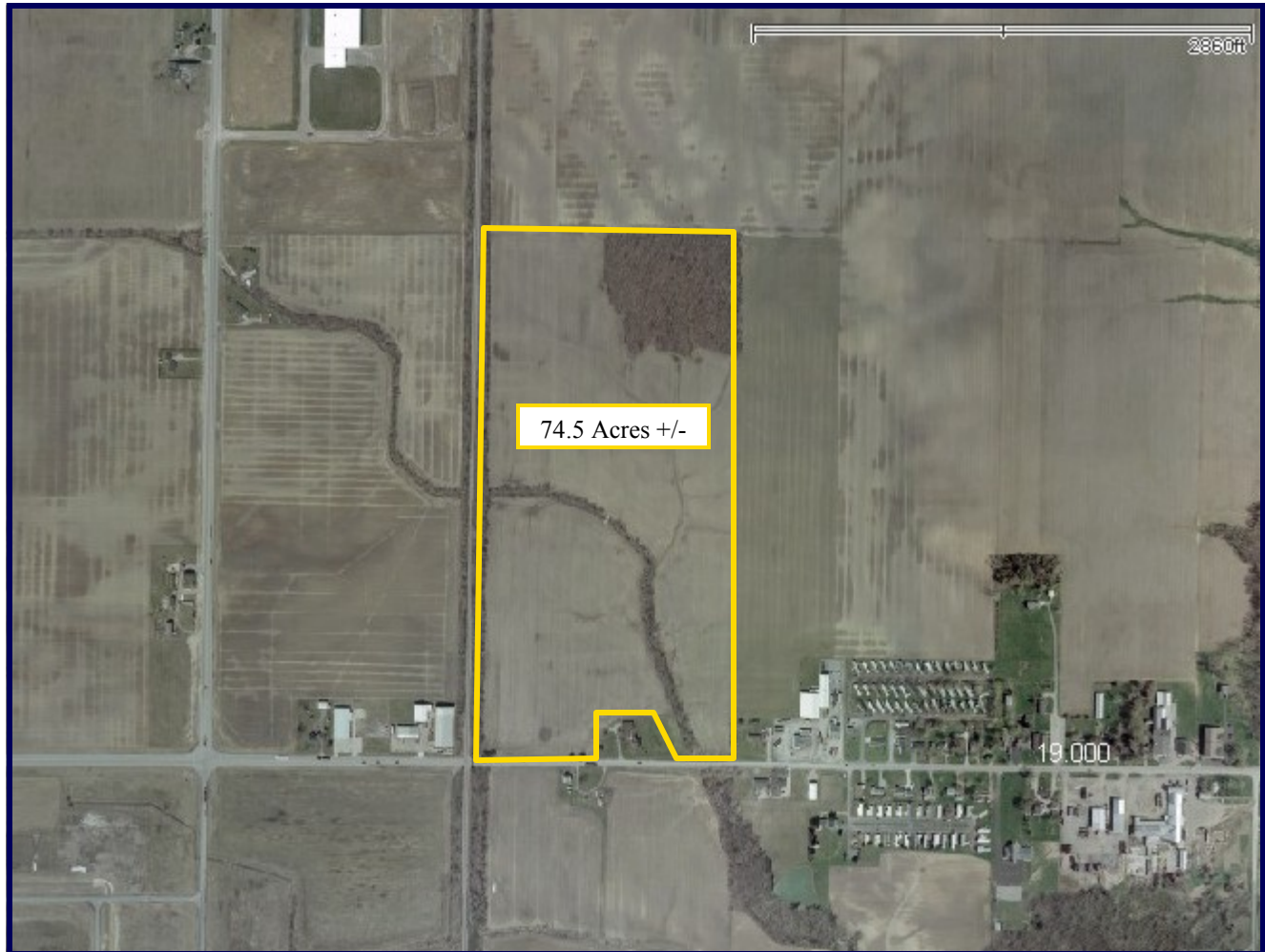
3178 N. Republic Blvd, Suite 4 ♦ Toledo, OH ♦ 43615 ♦ p: 419.517.5045 ♦ f: 419.517.5042

[www.LennexRC.com](http://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.

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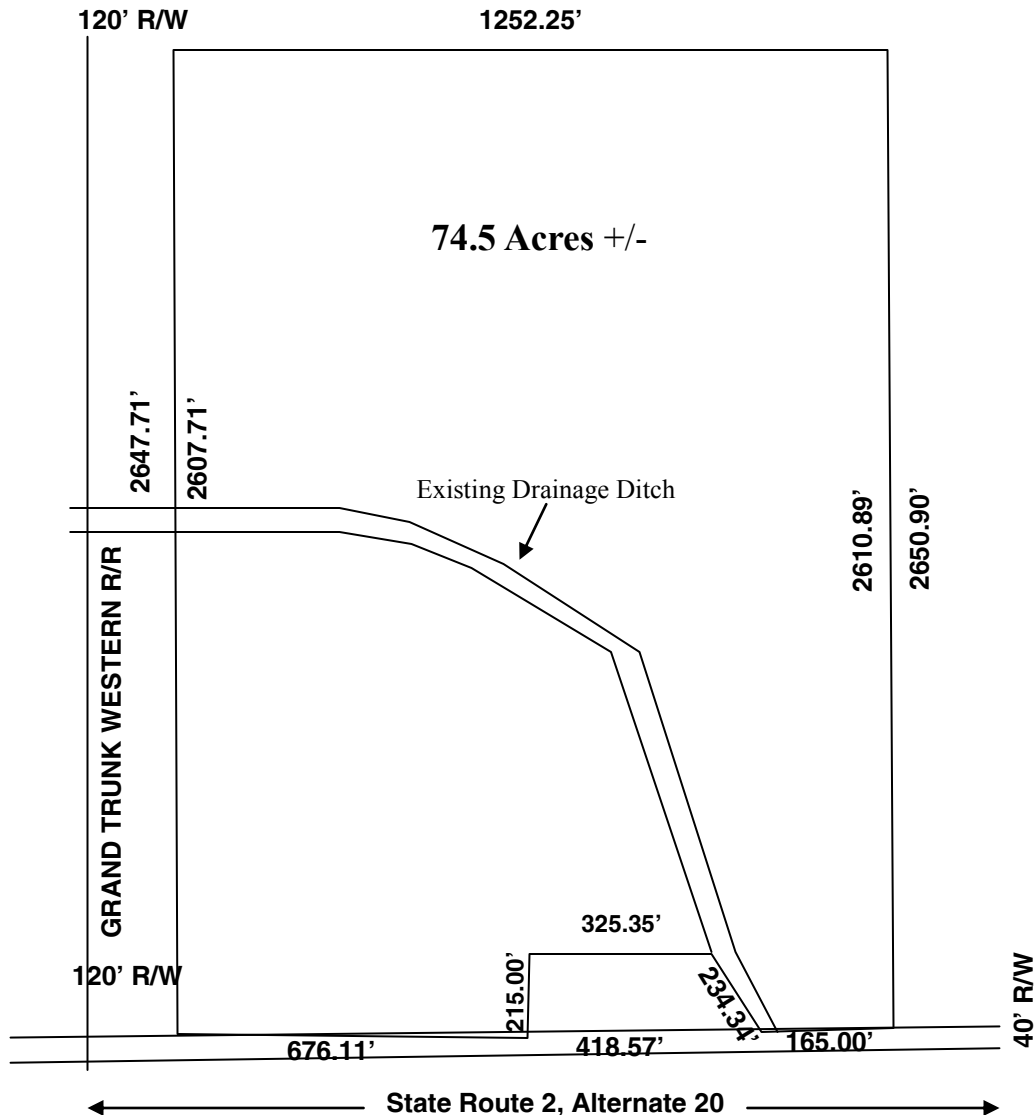
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