

Commercial Land for Sale

45.91 Acres +/- I-280 and Bahnsen Road

GENERAL INFORMATION

Location: I-280 and Bahnsen Road
Closest Intersection: Bahnsen Road 1/2 mile north of Gate 5
City, State: Stony Ridge, OH
County: Wood County
Zip: 43463
Parcel Nos:
H28-712-2700000-12000 (17.187 Acres only)
H28-712-2700000-29500 (18.560 Acres only)
H28-712-2700000-29001 (All 10.16 Acres)

PROPERTY INFORMATION

Land Size: 45.91
Dimensions:: See Diagram
Zoning: B-3: Highway Business
Traffic Counts:
10,780 Vehicles per day—
I-280 under northbound ramp.
11,030 vehicles per day—
I-280 under southbound ramp.
30,950 vehicles per day—
I/80 Westbound.
35,700 Vehicles per day—
I/80 Eastbound.

COMMENTS/FEATURES

- Property west of Baker Road (service drive) can be sold as lots or in bulk (28.72 acres +/-)

REAL ESTATE TAX INFORMATION

Total Annual Taxes (Est): 2011
General: \$779.16
Special: \$ -0-
\$779.16

Sale Price: *
*See attached price list



UTILITIES

Gas: 6" Medium Pressure West side of Baker Road
Water: Available at Baker Road
Sanitary Sewer: Available at Baker Road
Electric: Toledo Edison
Storm Sewer: Available at Baker Road

For more information contact:

Steven R. Lennex, CCIM

LENNEX REALTY COMPANY, LLC

6591 W Central Ave, Suite 200 ♦ Toledo, OH ♦ 43617 ♦ 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.

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PRICE LIST

Lot	Acres	Price	Price/Acre
1	13.44	\$595,000.00	\$44,271.00
2	SOLD (5.14)	SOLD	SOLD
3	5.14	\$330,000.00	\$64,202.00
4	SOLD (6.59)	SOLD	SOLD
5	10.14	\$275,000.00	\$27,120.00
A	SOLD (13.203)	SOLD	SOLD
A-1	17.187	\$1,250,000.00	\$72,730.00
Total	45.91	\$2,450,000.00	\$53,365.28

Notes:

- 1) Lot A-1 can be split.

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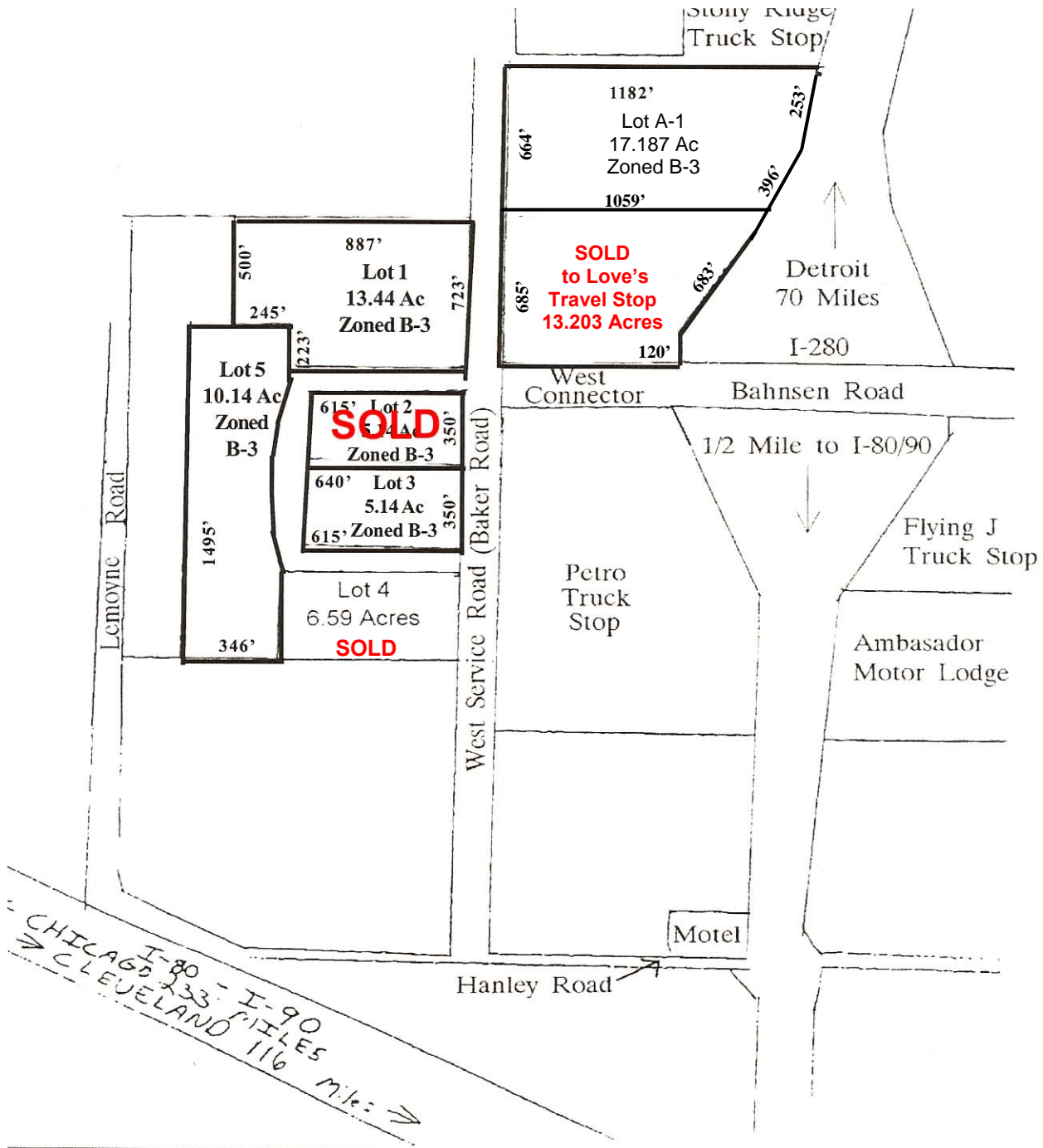
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