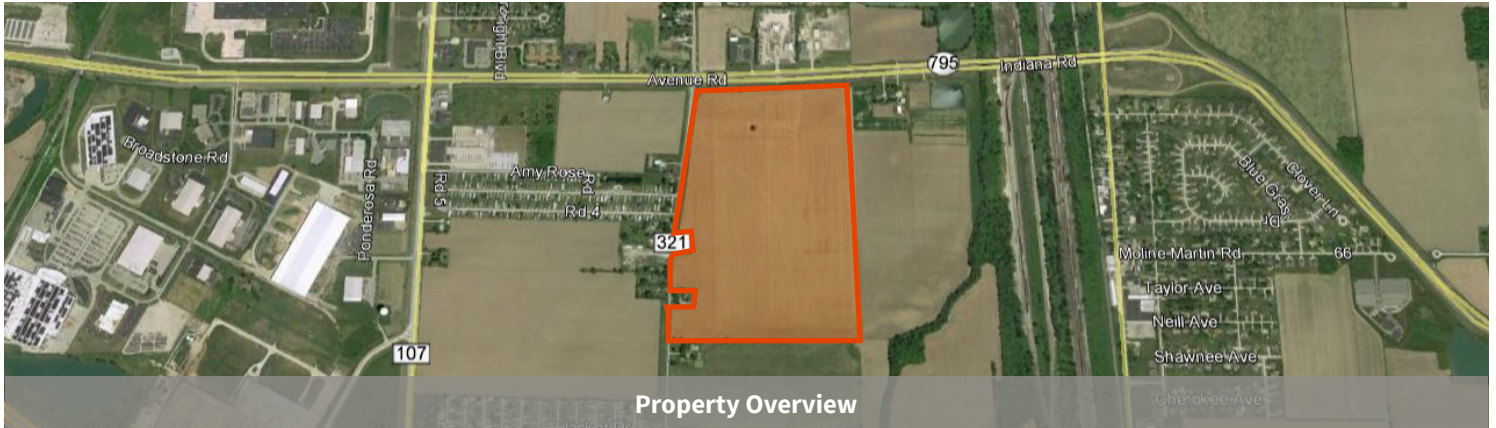


TRACY BUSINESS CENTER

FOR SALE OR BUILD-TO-SUIT



Property Overview

PROPERTY HIGHLIGHTS

Prime parcel in State of Ohio designated rural enterprise zone
Close proximity to interstate system, rail and air transportation hubs

All utilities available
Light is right on the corner
Property is for sale or build-to-suit

PROPERTY INFORMATION

Lot Size	110+ AC; can assemble to 200 + AC
Dimensions	1,950' x 2,450'
Zoning	M-2, Heavy Industrial
Utilities	Electric - Toledo Edison Gas - Columbia Gas Sanitary Sewer (42") - Municipal Water (24"; on North of 795) - Municipal Storm Sewer - Existing drainage, some retention required
Foreign Trade Zone	Lucas County Port Authority approved 10/03

PRICING INFORMATION

Land	COST
110+ AC - 200 + AC	\$39,500/AC

Distance to Expressway: I-80/I-90 - 2.5 miles
I-75 - 2.5 miles
I-280 - 3 miles

PROPERTY OVERVIEW

CONTACT

Rod Bowe
419-601-1233
Rod.Bowe@rlgbuilds.com

LOCATION

ST. RT. 795 & Tracy Rd.
Wood County
Walbridge, OH

NEIGHBORS

ACCESS/EGRESS

Highways
Railines
Air Transportation

