



Miller Diversified Realty Corporation

3410 Briarfield Blvd., Suite A Maumee, Ohio 43537 P. 419.867.9119 F. 419.867.7924

LAND FOR SALE

SR 795 & I-280, MILLBURY, LAKE TWP., WOOD COUNTY, OHIO 43447

General Information

Location : On interchange SR 795 & I-280
Closest Intersection : Just West of Lemoyne
City : Millbury (Lake Township)
County : Wood
State : Ohio
Zoned : Highway business, light industrial, agri.
Acreage : 106.72 +/- Ac.
Buildings: Farmhouse & Barns

Traffic Count: I-280: 19,170 vehicles/day
SR: 795: 4,690 vehicles/day

Price Details

Price : \$ 1,800,000 (\$16,866/Ac.)
Terms : Cash/Conventional
Real Estate Taxes & Assmt. : \$5,444.63/half

Utilities

Natural Gas : Available
Electric : Available
Water : Cash to Tap
Sewer: Extension required (corner of Lemoyne & 795)
Storm: Available (Ditch and retention pond on site)

Land Information

Frontage: 2400' + on I-280

Splits Available: Owner Approval
Dimensions: Irregular (see survey)
Parcel #: H28-712-150000025000
H28-712-150000005000
H28-712-150000015000
H28-712-150000016000

Comments

- **Highway Exposure on I-280**
- **Located on interchange**
- **Adjacent to Toledo Metcalf Airport**
- **Enterprise Zone tax incentives**
- **Lake Twp. ~ no municipal income tax**



For More Information, Contact:

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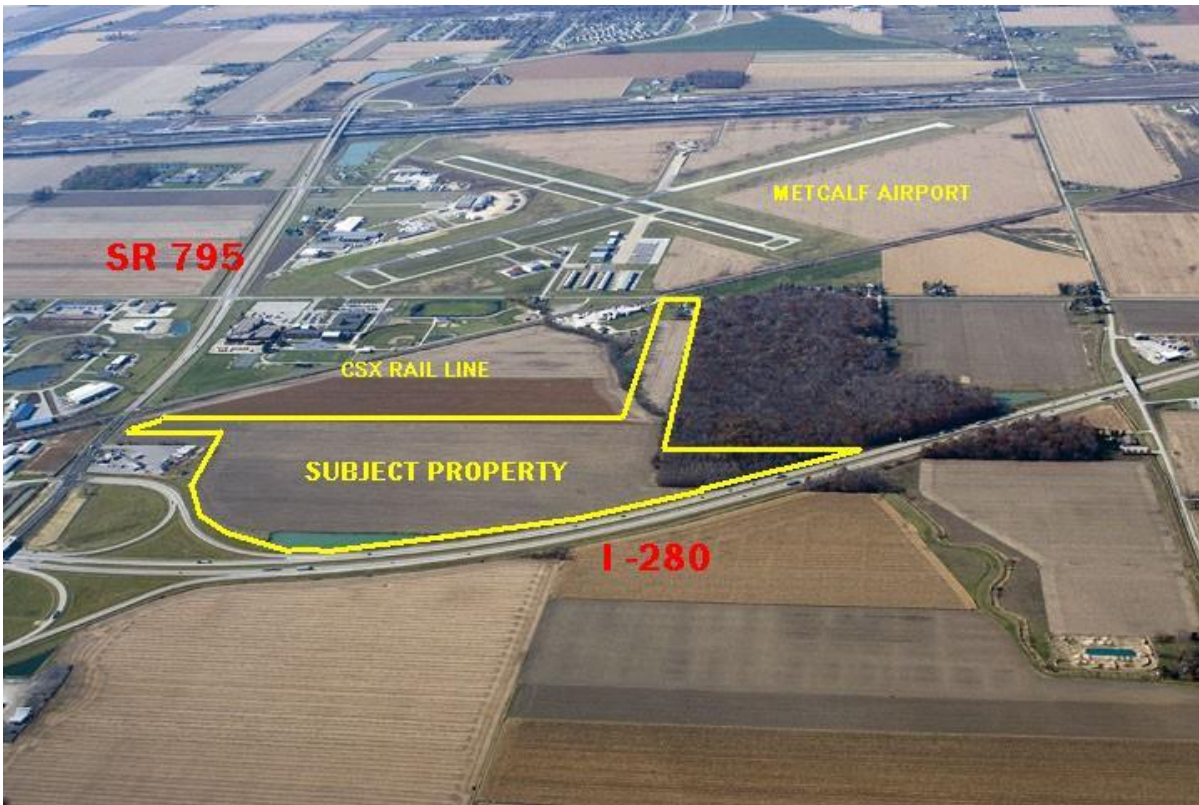


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