



0 Elliot Rd

Defiance, Ohio 43512

Property Highlights

- High visibility industrial site along US 24
- Utilities are at the site
- Adjacent to new industrial buildings and new development
- Defiance has become a major industrial location for big manufacturers
- Local and State incentives may be available

Property Overview

This industrial site is 13.9 Acres and located along US 24. All utilities are at the site. It is located across from new industrial buildings, and in an area of new industrial development.



Offering Summary

Sale Price:	\$486,500
Lot Size:	13.9 Acres

For More Information



Mark Baringer

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Sale Price	\$486,500
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Location Information

Street Address	0 Elliot Rd
City, State, Zip	Defiance, OH 43512
County	Defiance
Cross-Streets	Between Liska Lane and Carpenter Rd

Property Information

Property Type	Land
Property Subtype	Industrial
Zoning	M-2 Industrial
Lot Size	13.9 Acres
APN #	J08-0018-0-009-04
Power	Yes, at site

Utilities & Amenities

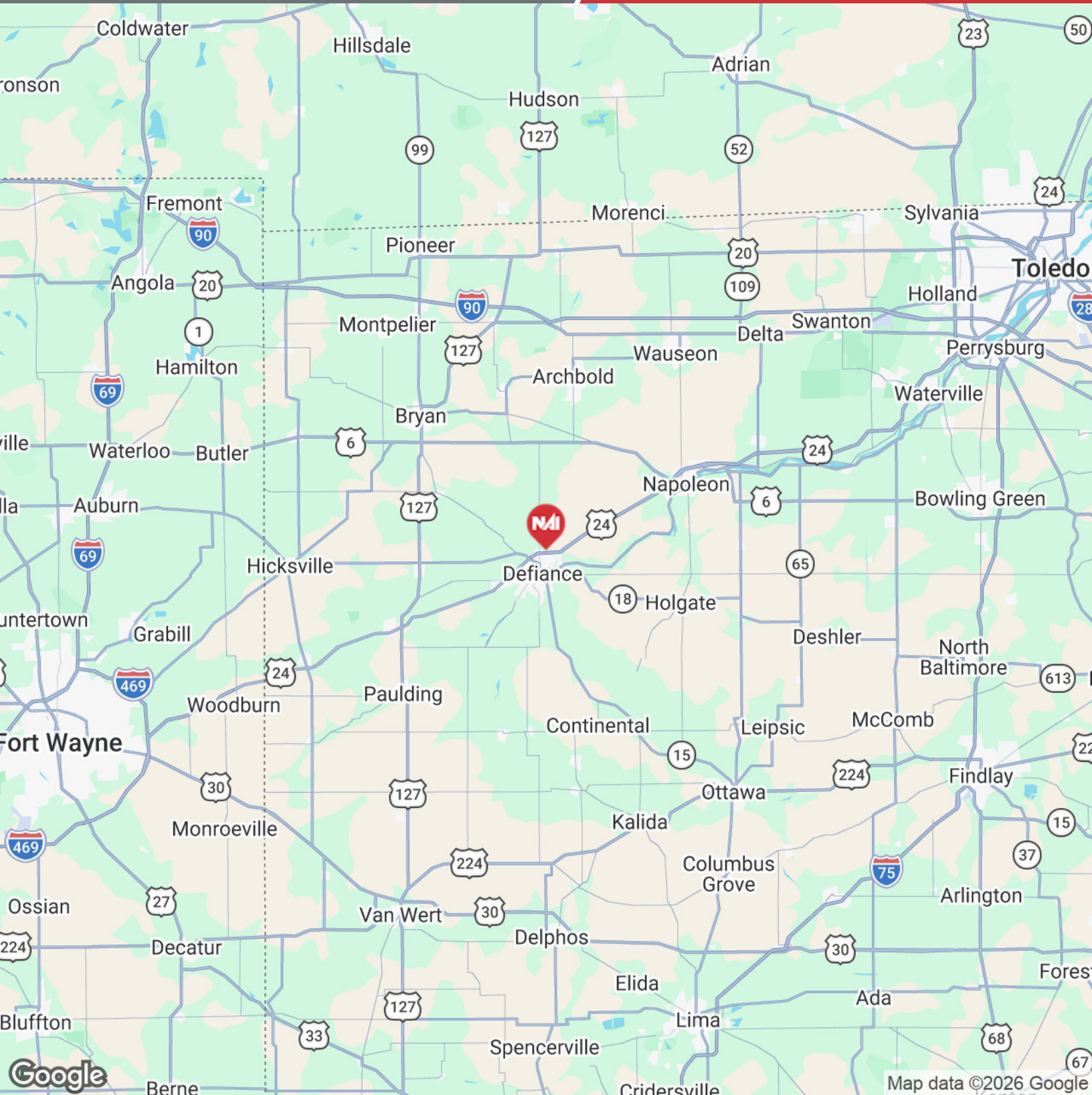
Gas / Propane	Ohio Gas
Electric	First Energy



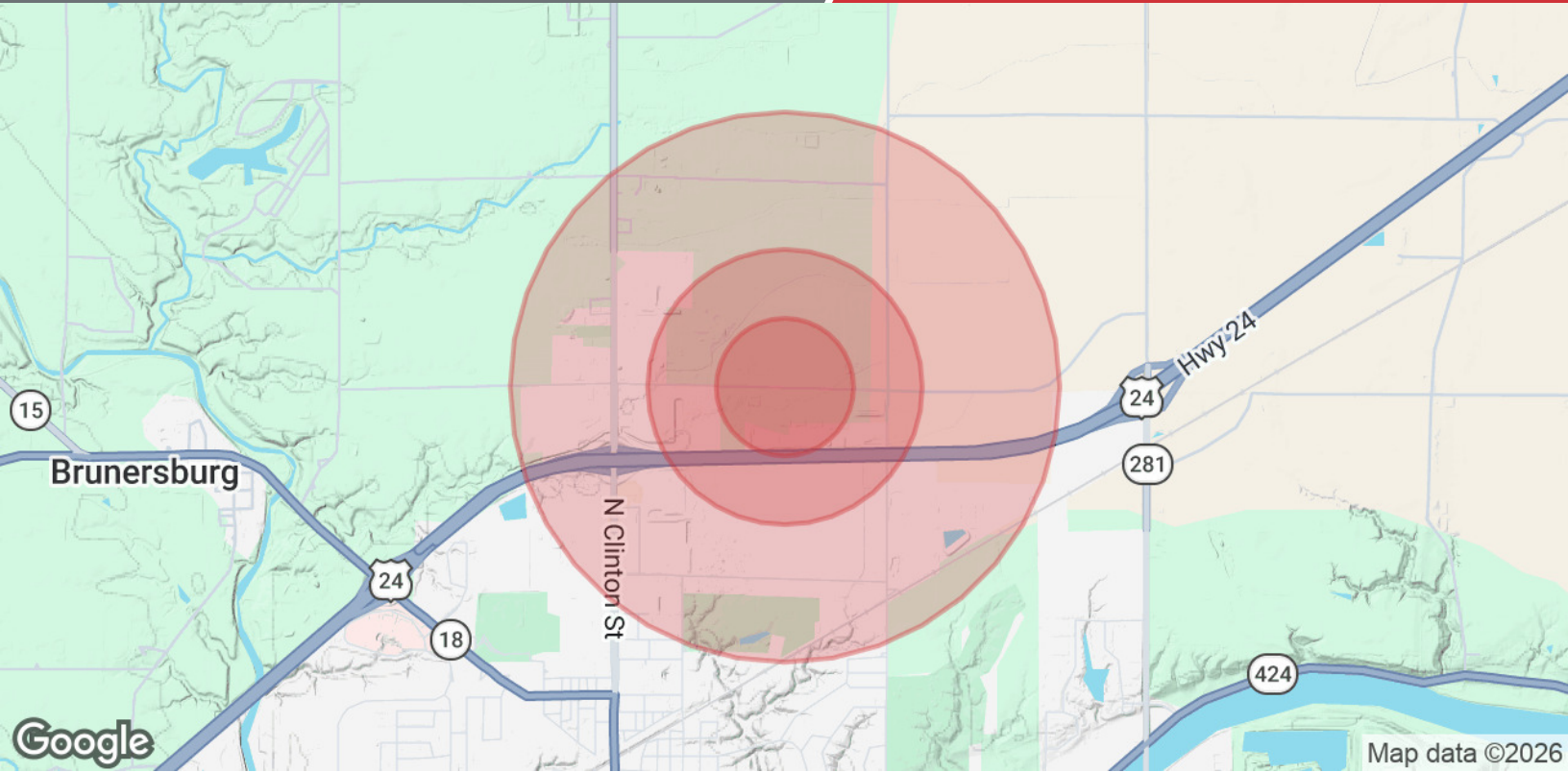
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	23	163	915
Average Age	44.7	38.1	39.4
Average Age (Male)	46.9	37.5	38.1
Average Age (Female)	44.4	40.1	41.1
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	8	51	349
# of Persons per HH	2.9	3.2	2.6
Average HH Income	\$120,598	\$90,161	\$75,764
Average House Value	\$228,981	\$204,017	\$192,476

2023 American Community Survey (ACS)