



## 13010 Five Point Rd

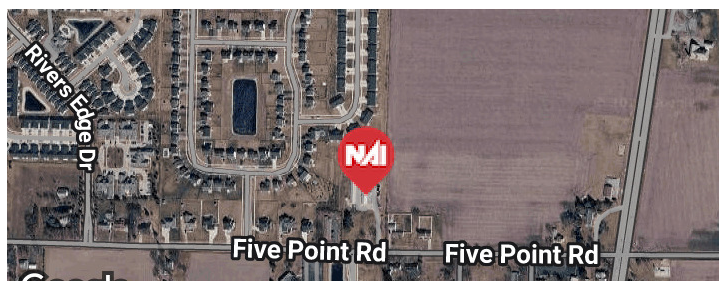
Perrysburg, Ohio 43551

### Property Highlights

- Industrial property just off of N Dixie Highway
- Conveniently located 5 minutes from Levis Commons Shopping Center
- Plenty of land for redevelopment potential
- Perfect for light industrial, redevelopment, investor, and owner-user
- Improvements made throughout both buildings

### Property Overview

8,780 SF of buildings sitting on 3.80 acres located in an area of large residential and commercial growth. Includes two buildings for light manufacturing, storage, and much more.



### Offering Summary

|                |           |
|----------------|-----------|
| Sale Price:    | \$525,000 |
| Building Size: | 8,780 SF  |
| Lot Size:      | 3.8 Acres |

### For More Information



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|            |           |
|------------|-----------|
| Sale Price | \$525,000 |
|------------|-----------|

## Location Information

|                  |                                                  |
|------------------|--------------------------------------------------|
| Street Address   | 13010 Five Point Rd                              |
| City, State, Zip | Perrysburg, OH 43551                             |
| County           | Wood                                             |
| Cross-Streets    | N Dixie Hwy and Five Point Rd                    |
| Road Type        | Paved                                            |
| Nearest Highway  | Interstate 475/ US 23                            |
| Nearest Airport  | Toledo Express Airport and Detroit Metro Airport |

## Building Information

|                      |                                                                      |
|----------------------|----------------------------------------------------------------------|
| Building Size        | 8,780 SF                                                             |
| Buiding Dimensions   | West Building: 155' x 32.6'<br>East Building: 83' x 60'<br>Irregular |
| Ceiling Height       | 10 ft clear                                                          |
| Year Built           | 1962-1970                                                            |
| Type of Construction | Metal Siding                                                         |
| Number of Floors     | 1                                                                    |
| Number of Lots       | 4                                                                    |
| Roof                 | Pitched Roof                                                         |
| Number of Buildings  | 2                                                                    |
| Floor Coverings      | Concrete                                                             |
| Lighting             | Incandescent                                                         |
| Overhead Doors       | 3 including 1 - 12' x 8' and 2 - 8' x 8'                             |
| Sprinklers           | No                                                                   |
| Security System      | Yes                                                                  |
| Delivery Doors       | Yes, 1                                                               |

## Property Information

|                  |            |
|------------------|------------|
| Property Type    | Industrial |
| Property Subtype | Flex Space |
| Zoning           | I-2        |
| Lot Size         | 3.8 Acres  |

## Parking & Transportation

|                      |                               |
|----------------------|-------------------------------|
| Parking Type         | Gravel lot                    |
| Traffic Count        | 2400 VPD                      |
| Traffic Count Street | Five Point Rd and N Dixie Hwy |

## Utilities & Amenities

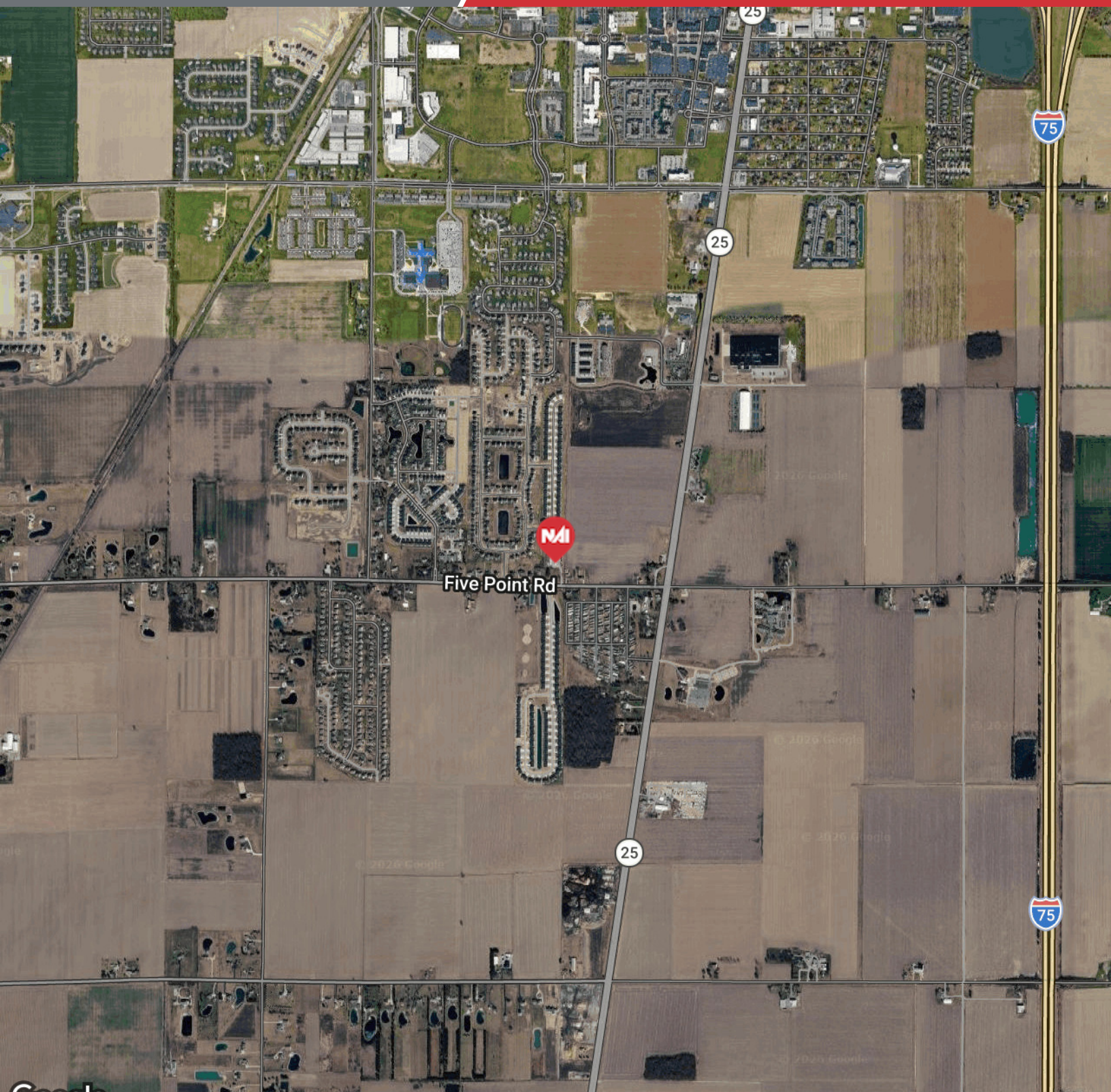
|                |                    |
|----------------|--------------------|
| HVAC           | Window only        |
| Restrooms      | 1 in main building |
| Gas            | Columbia Gas       |
| Water          | City of Perrysburg |
| Sanitary Sewer | Septic             |
| Electric       | Toledo Edison      |
| Storm Sewer    | Septic             |

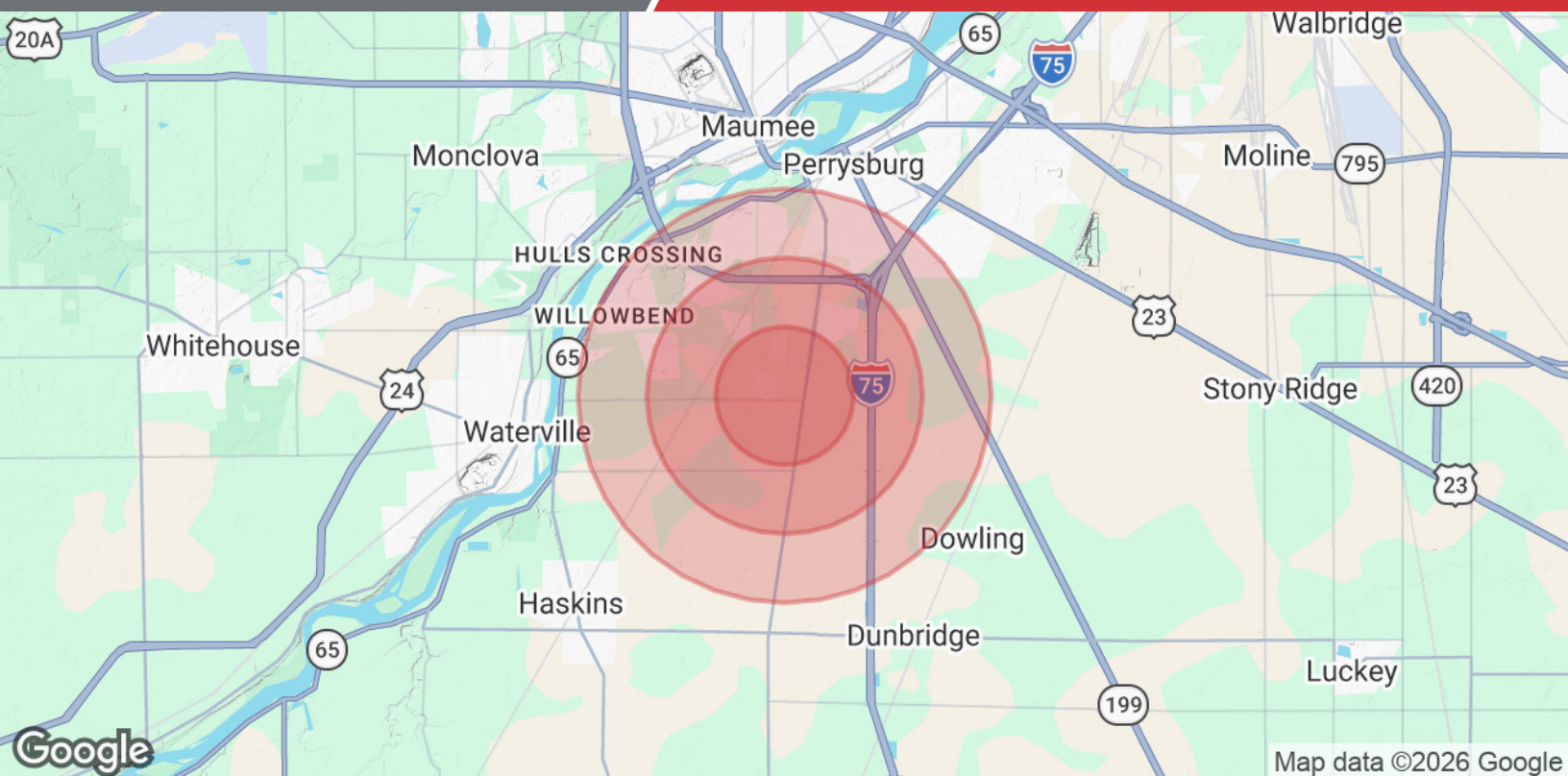
## Taxes & Valuation

|                      |            |
|----------------------|------------|
| Real Estate Tax Year | 2024       |
| General Taxes        | \$1,538.40 |
| Special Taxes        | \$26.88    |
| Total Annual Taxes   | \$1,565.28 |









| Population           | 1 Mile    | 2 Miles   | 3 Miles   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 2,409     | 9,236     | 21,144    |
| Average Age          | 40        | 39        | 39        |
| Average Age (Male)   | 39        | 37        | 38        |
| Average Age (Female) | 41        | 40        | 40        |
| Households & Income  | 1 Mile    | 2 Miles   | 3 Miles   |
| Total Households     | 912       | 3,680     | 8,086     |
| # of Persons per HH  | 2.6       | 2.5       | 2.6       |
| Average HH Income    | \$116,113 | \$130,985 | \$143,529 |
| Average House Value  | \$338,561 | \$350,001 | \$344,416 |

2020 American Community Survey (ACS)