

PROPERTY DESCRIPTION

This prime 4-acre industrial land, zoned M-1 Industrial by the City of Waterville, offers a strategically advantageous location and all public utilities on site. With a dedication to meeting the unique needs of industrial and manufacturing ventures, this space is the ideal canvas for your next project.

PROPERTY HIGHLIGHTS

- +/- 4 acres Industrial Land in Waterville, Ohio
- All public utilities at site
- Flat topography
- Survey available

UTILITIES

- Electric: Toledo Edison
- Gas: Waterville Gas - 4"
- Storm Sewer: City of Waterville - 24"
- Sanitary Sewer: City of Waterville - 8"
- Water: City of Waterville - 10"

OFFERING SUMMARY

Sale Price:	\$320,000
Lot Size:	+/- 4 Acres
Property Type:	Industrial/Manufacturing
Zoning:	M-1 Industrial City of Waterville
APN:	96-03012
Lot Frontage:	Approx. 330 ft
Lot Depth:	Approx. 530 ft
Uses:	Warehouse/Distribution, Research & Development, Flex Space

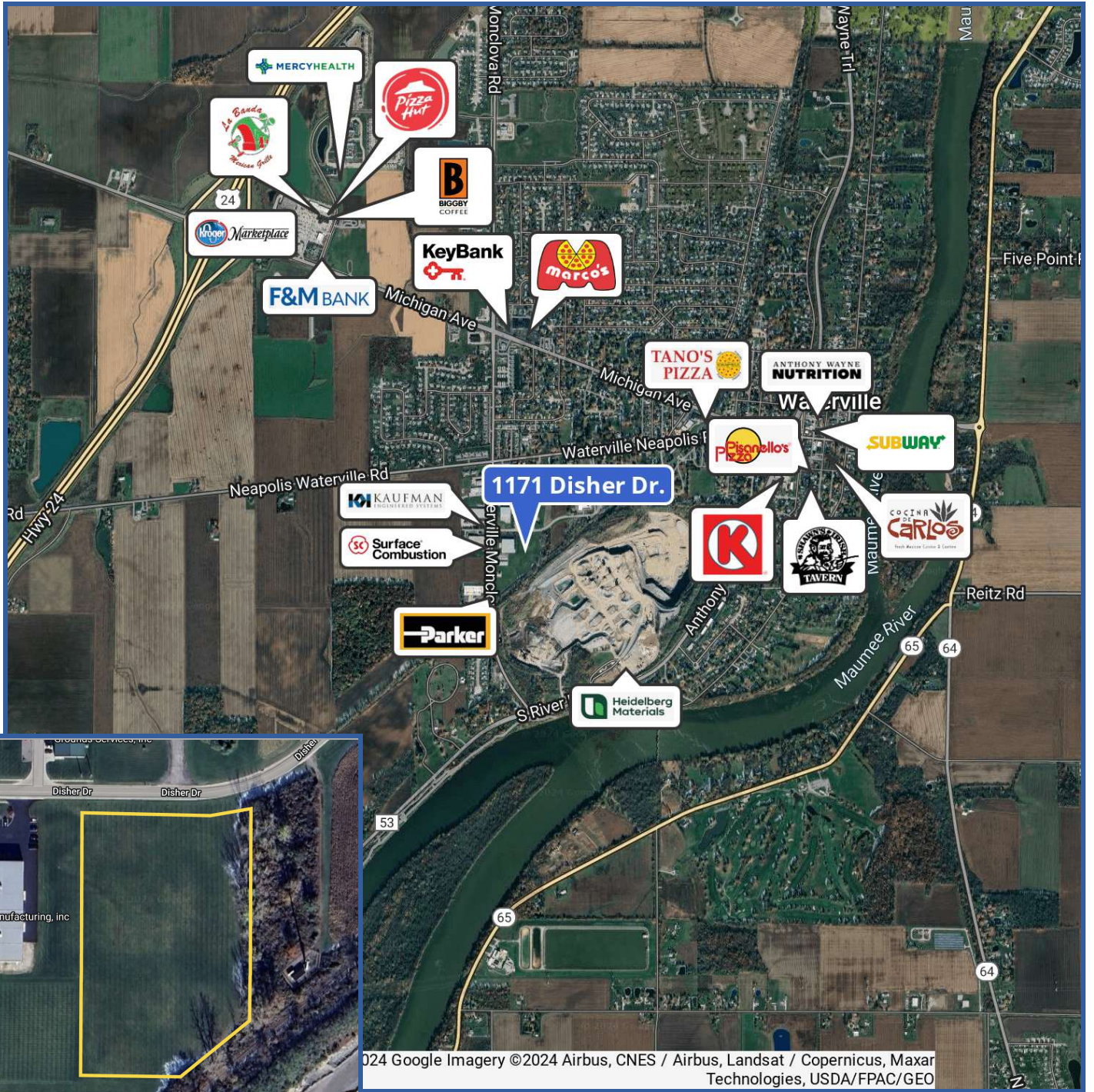
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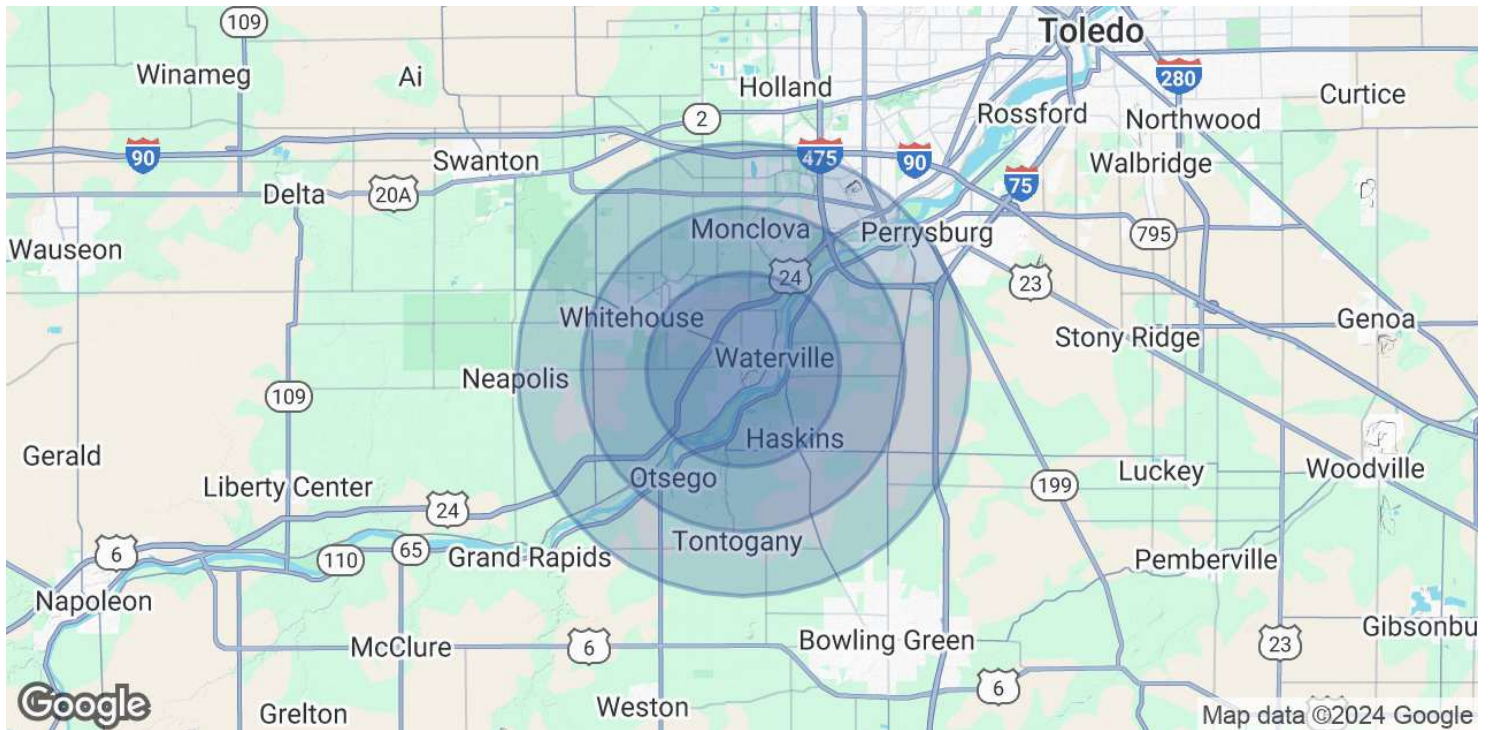
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	13,340	36,636	63,745
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	42	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	5,052	13,779	24,852
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$134,521	\$144,521	\$136,035
Average House Value	\$318,951	\$347,599	\$332,972

Demographics data derived from AlphaMap

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