



Available Commercial Property
In the
Waterville Area

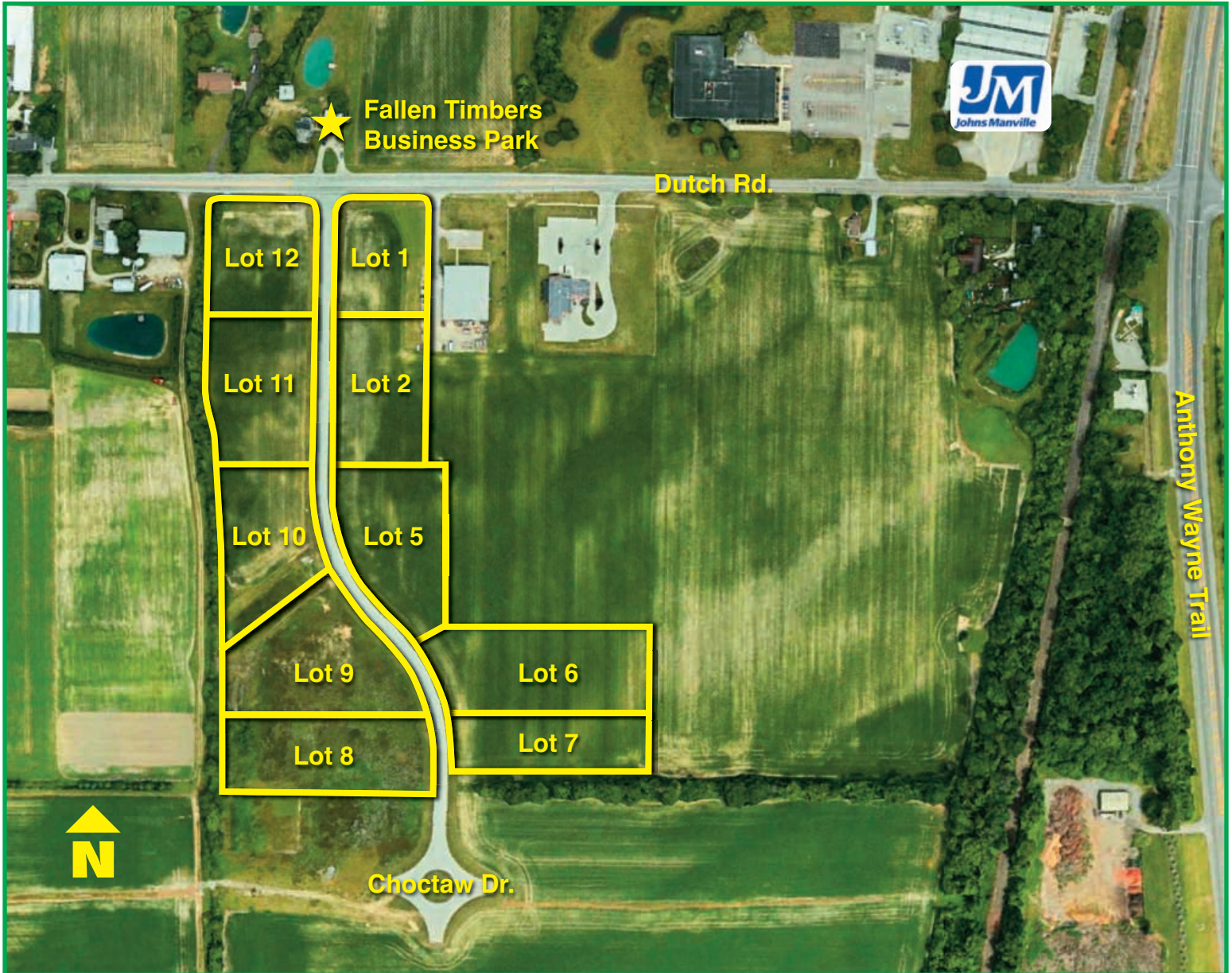
Lots Available
Fallen Timbers Business Park
Dutch Rd. and Choctaw Dr.



Fallen Timbers Business Park

Dutch Road & Choctaw Drive • Waterville, OH 43566

(Ten Lots with Flexible Sizes)



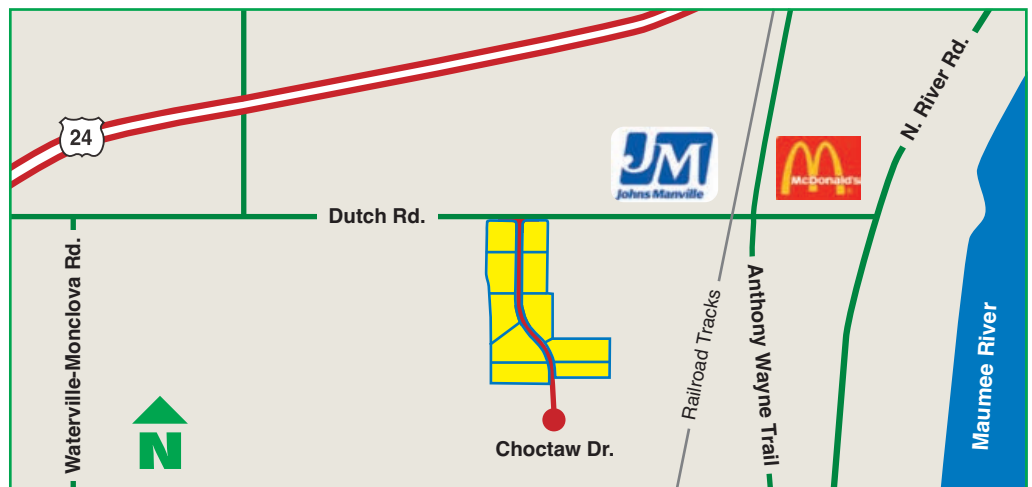
For more information,
please contact:

REICHLER KLEIN GROUP

One Seagate
Toledo, OH 43604

Jerry Malek, CCIM, SIOR
(419) 794-3964

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Property Data	<i>Fallen Timbers Business Park</i>
Address	Dutch Road and Chochtaw Drive, Waterville, OH 43566, (Lucas County)
Current owner	Tom Duvall
Realtor	Jerry Malek; Reichle Klein Group; 419-794-3964 jmalek@rkgcommercial.com
Land description	Vacant greenfield totalling 19.51 acres currently used for agriculture
Topography / dimensions	Flat / Irregular
Lot numbers and sizes	Twelve Lots; Flixible Sizes; 2 facing Dutch Rd.; 10 facing Chochtaw Dr.
Adjacent lands	Johns Manville Office/Laboratory; Agricultural
Zoning	Commercial - Office and Light Industry
Sale or lease	Sale
Survey	Not done
Soil Test	Not done
100 year flood plain	No
Wetlands delineation completed	No
Air quality status attained	No
Easements	Utility Easements
Deed Restrictions/Covenants	Yes (copy available upon request from realtor)
Access road	In place and paved
Utilities	Seller will pay utility assessments
Water, sanitary/storm sewer	City of Waterville - sewer main size: 24/27
Gas provider/ main size/psi	Waterville Gas Company; main size: 6 inch; psi: 25 lbs-medium pressure
Electric provider/amps/voltage	Toledo Edison is provider
Telecom provider	Time Warner Cable, Buckeye Cable are providers
Distance to expressway	minutes to U.S. 24; Minutes to US I-75, I-280, and Ohio Turnpike (I-80/90)
Distance to rail provider/name	
Distance to airport/ name	Minutes to Toledo Express Airport
Distance to port/name	Minutes to Port of Toledo (Lake Erie)
Lot pricing	From \$90,800 to \$400,000
Total annual RE taxes	Subject to lot size/split
Local taxing authority/ies	Lucas County; City of Waterville (Anthony Wayne School District)
Tax incentives and other assistance	CRA (Community Reinvestment Area) with City of Waterville (419-878-8100). For more info on incentives, contact the Waterville Economic Development Corporation at info@watervilleedc.org
Building/s description	