



Available Commercial Property
In the
Waterbury Area

VACANT Land & Buildings
at Interchange of
US 24 and SR 64



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**8890, 9060 & 9160
WATERVILLE-SWANTON RD.
(SR 64)
WATERVILLE, OH 43566**

VACANT LAND FOR SALE
89.04 Acres Available



For more information, please contact:

SIGNATURE ASSOCIATES

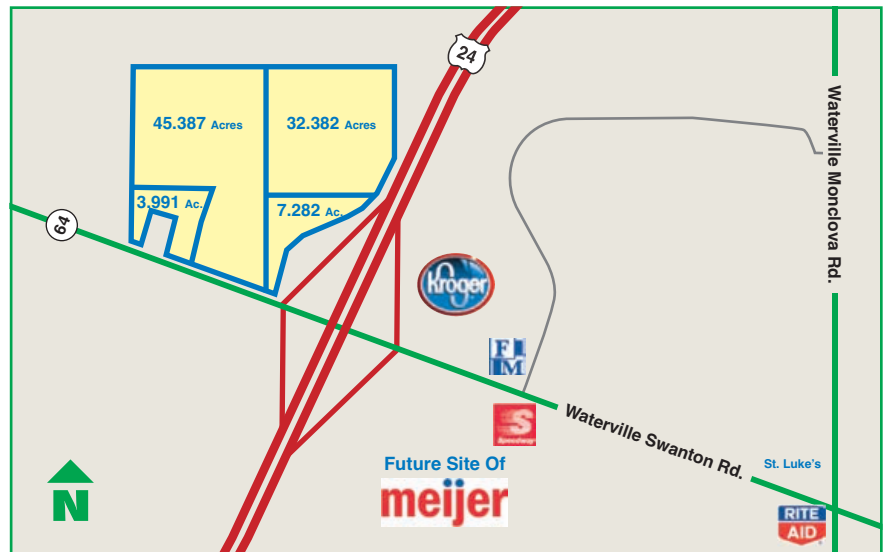
Four Seagate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

MEGAN MALCZEWSKI, CCIM

(419) 249-6314 or (419) 215-1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR

(419) 249-6301 or (419) 466-6225
rpmack@signatureassociates.com



Property Data	Four Parcel Land and Buildings 91-04071, 91-04318, 91-04321, 95-00150 Acres	Parcel # Total of 89.04
Address	8890, 9060, 9160, and 8890 Waterville Swanton Road, Waterville	
Current owner	Ron & Eileen Perry	
Realtor	Signature Realty: Megan Malczewski: 419-249-6314 or 419-215-1008 or Robert Mack: 419-249-6301 or 419-466-6225: Listing ID: 29897149	
Land description	89.04 total acres in 4 parcels visible from US 24 Freeway at exit 63. Lot splits are available.	
Current Land Use	Farm - Residence/Barn/Out-Buildings, Agriculture Greenfields	
Topography / dimensions	Flat, irregular shape	
Lot numbers and sizes	Parcel 91-04071: 32.382 acres; Parcel 91-04318: 45.387 acres Parcel 91-04321: 3.991 acres; Parcel 95-00150: 7.282 acres	
Zoning	A-1 Agriculture	
Adjacent lands	Agriculture, Commercial on other side of freeway on Waterville-Swan Rd.	
Sale or lease	Sale	
100 year flood plain	Small portion of property just west of US 24 is within the 100 year flood plain related to the Blystone Ditch.	
Survey completed	No	
Soil Test completed	No	
Wetlands delineation	No	
Air quality status attained	No	
Easements	Utility easements	
Deed Restrictions/Covenants	No	
Access road	Yes	
Water, sanitary/storm sewer	City of Waterville -sewer main size: 24/27	
Gas provider/ main size/psi	Waterville Gas Company: main size 4"	
Electric provider/amps/voltage	Toledo Edison	
Telecom provider	Provider: Time Warner Cable; Buckeye Cable	
Distance to expressway	At US-24, Minutes to-475, I-75, I-280, & Ohio Turnpike (I-80/90)	
Area rail provider/s	CSX, NS, and CN; several rail yards and intermodal connections. Toledo is one of 5 top rail hubs in U.S.	
Distance to airport/ name	Minutes to Toledo Express Airport	
Distance to maritime port/name	Minutes to Port of Toledo with general cargo terminal, 4100' dock length, seaway draft, and Foreign Trade Zone (FTZ #8)	
Lot pricing	\$50,000 per acre	
Total annual RE taxes	Determined by parcel size and use	
Local taxing authority/ies	City of Waterville, Lucas County (Anthony Wayne School District)	
Tax incentives	No	
Building/s description	9000 sf warehouse/garage; 256 sf office, 256 sf warehouse, and 2087 sf farmhouse.	