

For Sale

Industrial - Build to Suit

77.142 Acres | \$70,000 / AC



Harmon Business Park

Bass Pro Blvd at Lime City Road
Rossford, Ohio 43460

Property Highlights

- Class A manufacturing and distribution park
- Build to suit opportunity
- Easy access to I-75, 80/90 Turnpike, and 795
- All utilities at site
- Infrastructure completed in 2017
- Commercial/Industrial zoning in place
- Incentives available through local city, county, and state agencies

Property Description

The site is just north of the new Amazon Distribution Center. Build to suit opportunities starting at 20,000 SF. All utilities at site. Infrastructure was completed in the spring of 2017 with detention ponds located on the northern part of the property. The developer is the general contractor for all projects within Harmon Business Park.

OFFERING SUMMARY

Sale Price	\$70,000 / acre
Lot Size	77.14 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
50 Miles	1,712,846	\$70,068
100 Miles	9,535,805	\$74,465
200 Miles	27,636,323	\$71,935

VIEW PROPERTY VIDEO

For more information



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GENERAL INFORMATION

Property:	Harmon Business Park
Location:	0 Bass Pro Blvd
Closest Intersection:	Bass Pro Blvd at Lime City Rd
City, State:	Rossford, OH
County:	Wood
Zip:	43460
Parcel No:	T68-400-03000004500

PROPERTY INFORMATION

Land Size:	57.42 Acres
Land Dimensions:	Divisible lots
Zoning:	Commercial
Traffic Counts:	650 VPD (Bass Pro Blvd) 4500 VPD (Lime City Rd)

UTILITIES

Gas:	Columbia Gas of Ohio
Water:	Northwest
Sanitary Sewer:	Northwest
Electric:	Toledo Edison
Storm Sewer:	City and detention

REAL ESTATE TAX INFORMATION

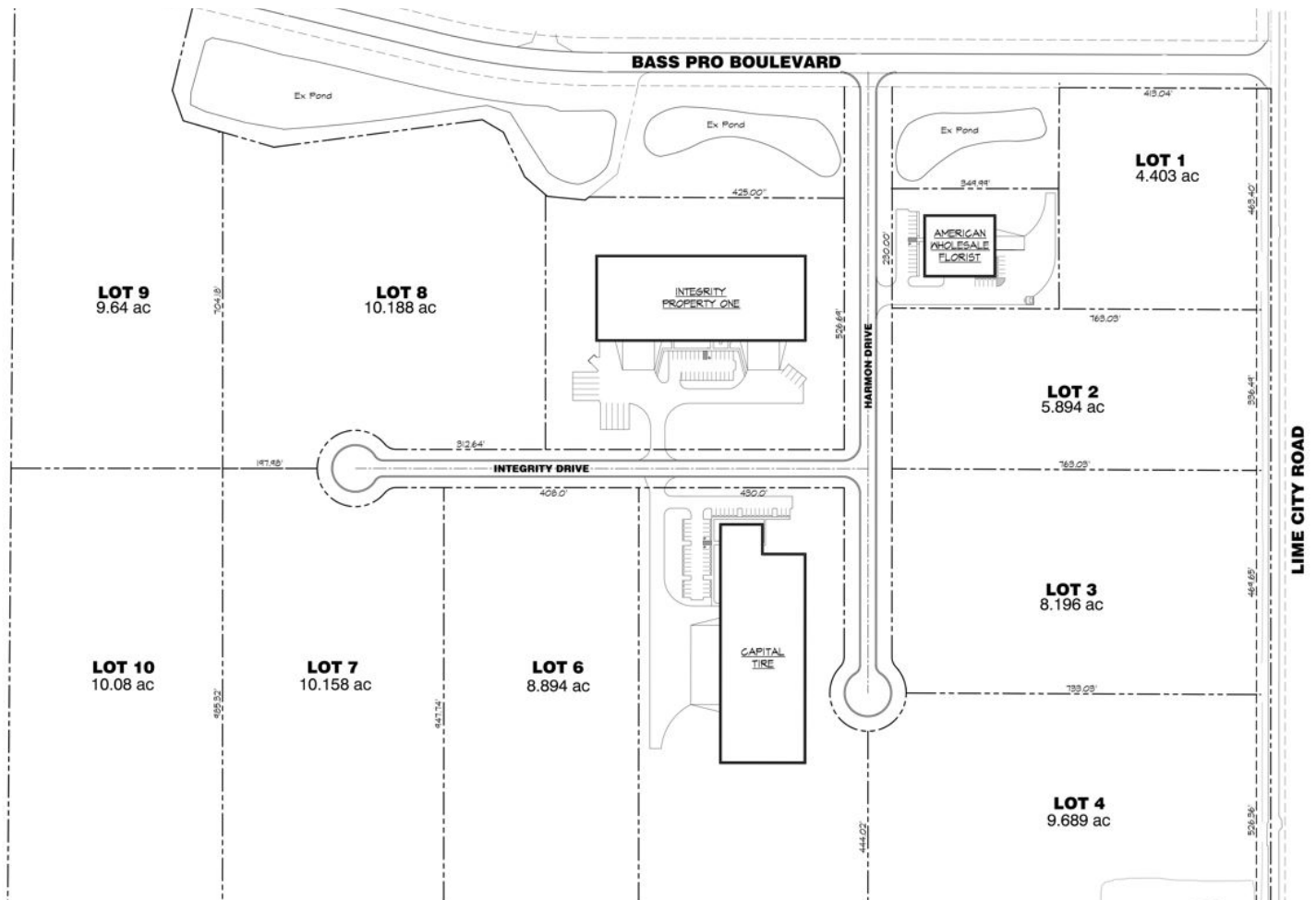
Real Estate Tax Year:	2019
General Taxes:	TBD
Special Taxes:	TBD
Total Annual Taxes:	TBD



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80,000 SF



19,500 SF

INTEGRITY PROPERTY
ONE

80,000 SF

Additional Photos



Retailer Map



Location Maps

