



Deshler Road

Potter Road


Thrush Road



# For Sale or Build to Suit

0 Potter Road  
North Baltimore, OH 45872

40 - 57 ± acres available

 **JLL** SEE A BRIGHTER WAY



# Property specifications

**40 - 57<sup>±</sup>**

Acres available

- Shovel ready
- All utilities to site
- Zoning: Industrial
- Tax incentives available
- Flat topography



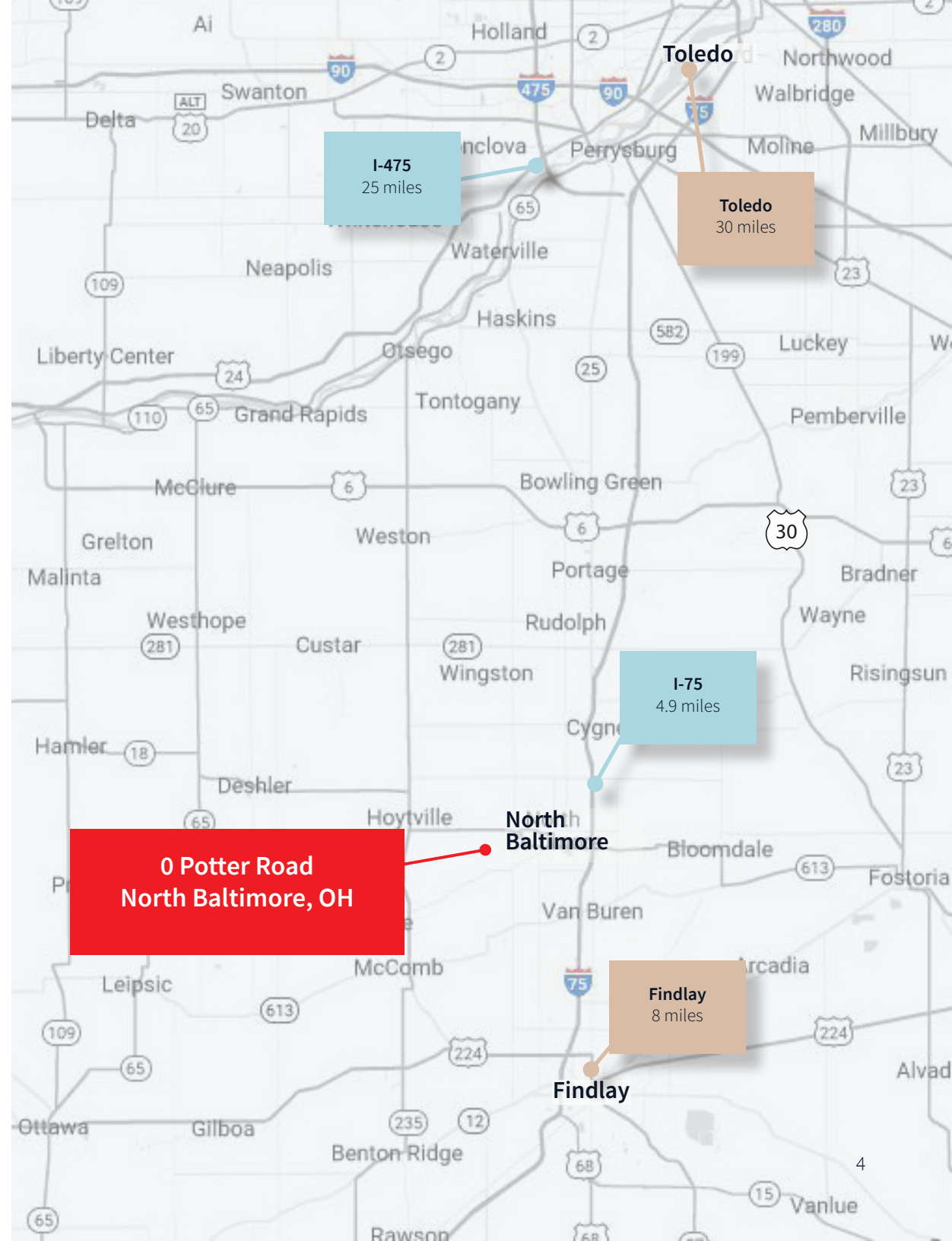




## Regional access

Served by America's longest east-west Interstate highways (80/90), and her longest north-south Interstate (75), Wood County's virtual metropolitan area contains a population of 18 million within a 2 hour drive radius, with two-thirds of the North American consuming market within a one day truck drive.

This property is also strategically located close to CSXT Intermodal. The terminal is on CSXT's mainline between Chicago and the Northeast. Poistioned 36 miles south of Toledo, and less than 5 miles off I-75. CSXT has the capability to reach nearly 30 million consumers within 200-miles.



# Workforce



129,000

Wood County population



500,000

45 minute drive labor force

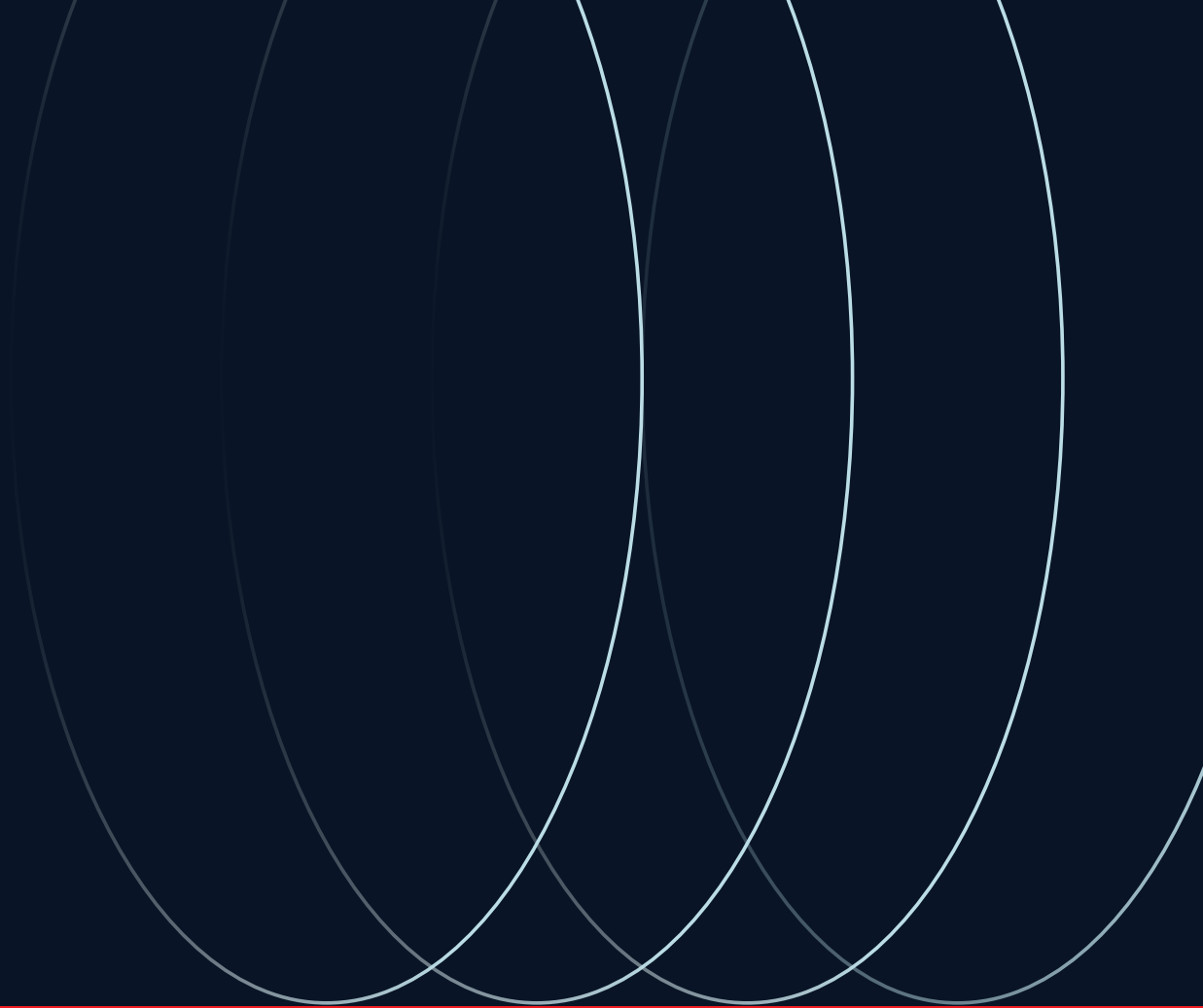


\$54,996

Wood County median household income

# Major employers

Employer	Industry
Bowling Green State University	Government
Chrysler LLC	Manufacturing
Cooper Standard Automotive Inc	Manufacturing
First Solar Inc	Manufacturing
Great Lakes Window Inc	Manufacturing
Magna Int'l/Norplas Inc	Manufacturing
Owens Community College	Education
Owens Illinois Inc	Manufacturing
Perrysburg Exempted Village Bd of Ed	Manufacturing
Walgreen Co	Trade
Wood County Government	Government
Wood County Hospital Assoc	Medical

**JLL****Joe Davis**

joseph.davis@jll.com

+1(614) 460 4425

**Josh Weithman**

josh.weithman@jll.com

+1(614) 460 4410

**Matthew Collins**

matthew.collins@jll.com

+1(614) 460 4483