



PARK WEBSITE

Toledo Rail Commerce Park - Southeast

76-ACRE CLASS A INDUSTRIAL PARK

28961 Oregon Road, Perrysburg Township, OH (Wood County)

100,000 - 500,000 SF build-to-suit sites available

CSX rail-served & shovel-ready for 2027 delivery

AMBROSE

CBRE



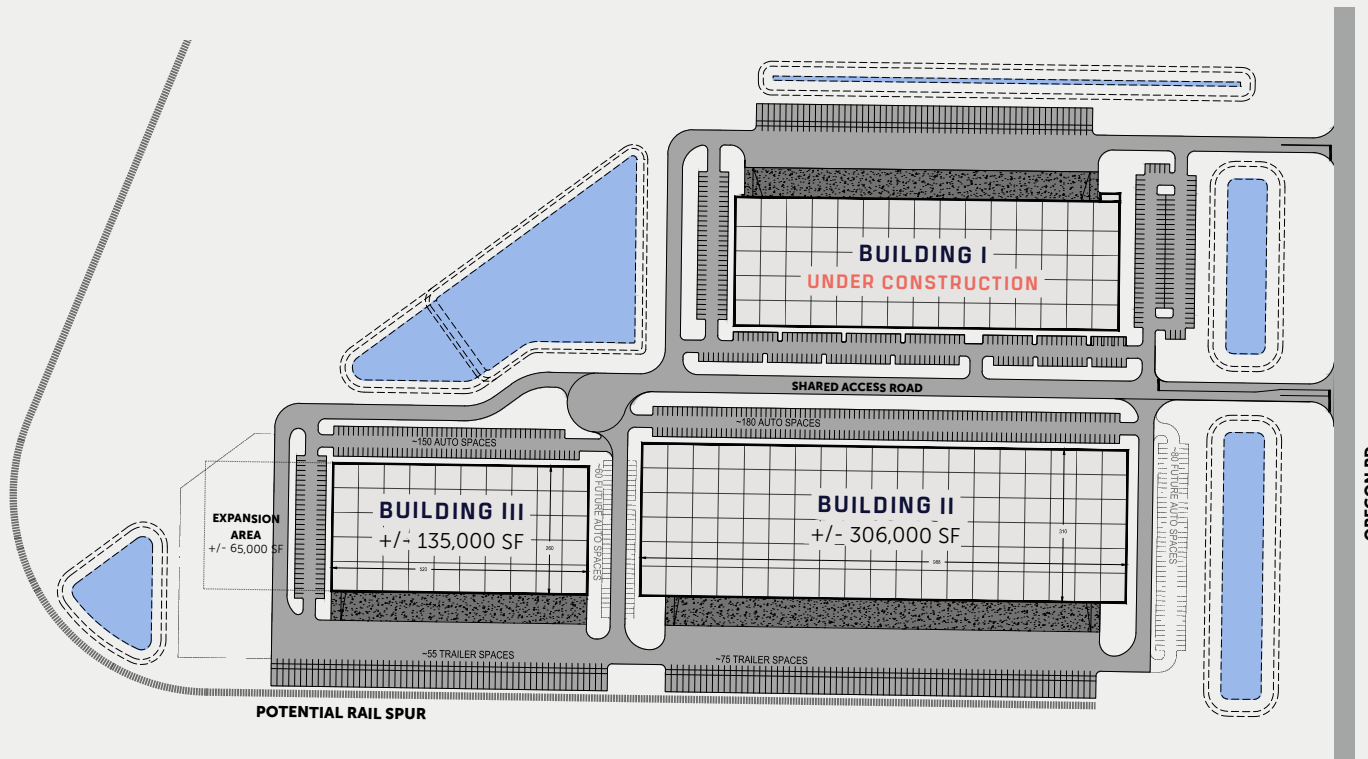
THREE-BUILDING CONCEPTUAL SITE PLAN

+/- 76 ACRES

+/- 37 ACRES REMAIN AVAILABLE



28961 OREGON ROAD, PERRYSBURG TOWNSHIP, OH



Available for Build-to-Suit or User Sales

FLEXIBLE BUILDING CONFIGURATIONS

CSX rail accessible to site

10-year, 50% tax abatement
available

I-2 General Industrial
Zoning: ideal for distribution,
light manufacturing,
assembly or other industrial
uses

Located within established
industrial area

Significant roadway
improvement projects under
design

Sites available for 2027
delivery



ACCESS & LOGISTICS

Located in Perrysburg Township, a submarket of the Toledo MSA, **Toledo Rail Commerce Park - Southeast** offers close proximity to interstates, CSX Rail service and the Port of Toledo, as well as a strong surrounding labor pool.

- 2.8 miles to I-75 interchange
- 4.4 miles to I-90 interchange
- 4.3 miles to I-280 interchange
- Direct CSX rail services available & minutes from CSX intermodal facilities
- Located in established industrial area
- Business friendly municipality with additional incentives available (including no local earnings tax)



TOLEDO MSA

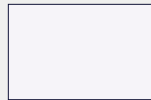
- Top five rail hub in the U.S. with five freight railroads
- 43% of U.S. industrial markets within 500 miles
- 47% of Canadian industrial markets within 500 miles
- One-day drive to more than half of the U.S. & Canadian populations



A

SURROUNDING LABOR POOL

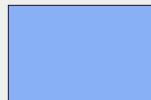
BLUE COLLAR LABOR DENSITY



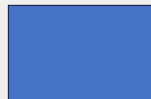
100 or less



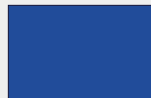
100 - 250



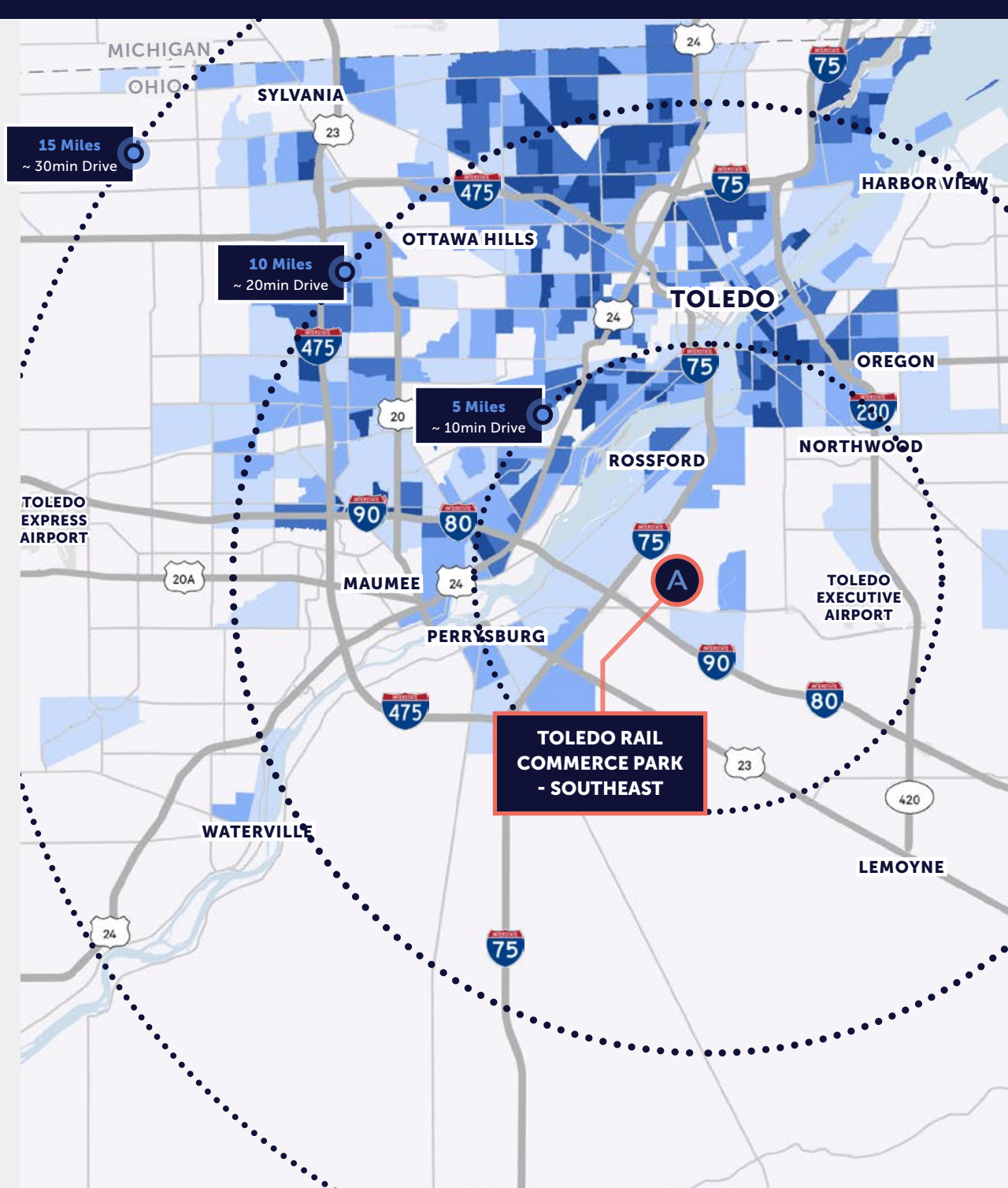
250 - 500



500 - 1,000



Greater than 1,000



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Toledo Rail Commerce Park - Southeast

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