

# Toledo Rail Commerce Park - Southeast

## 76-ACRE INDUSTRIAL SITE SITUATED WITHIN THE TOLEDO MARKET

CSX Rail accessible to site

10-year, 50% tax abatement available

Located in Perrysburg Township, Wood County, Ohio

Located within an established industrial area

Easy access to I-75, I-80/90 and I-280

Minutes from CSX Intermodal facilities

Business friendly municipality with additional incentives available

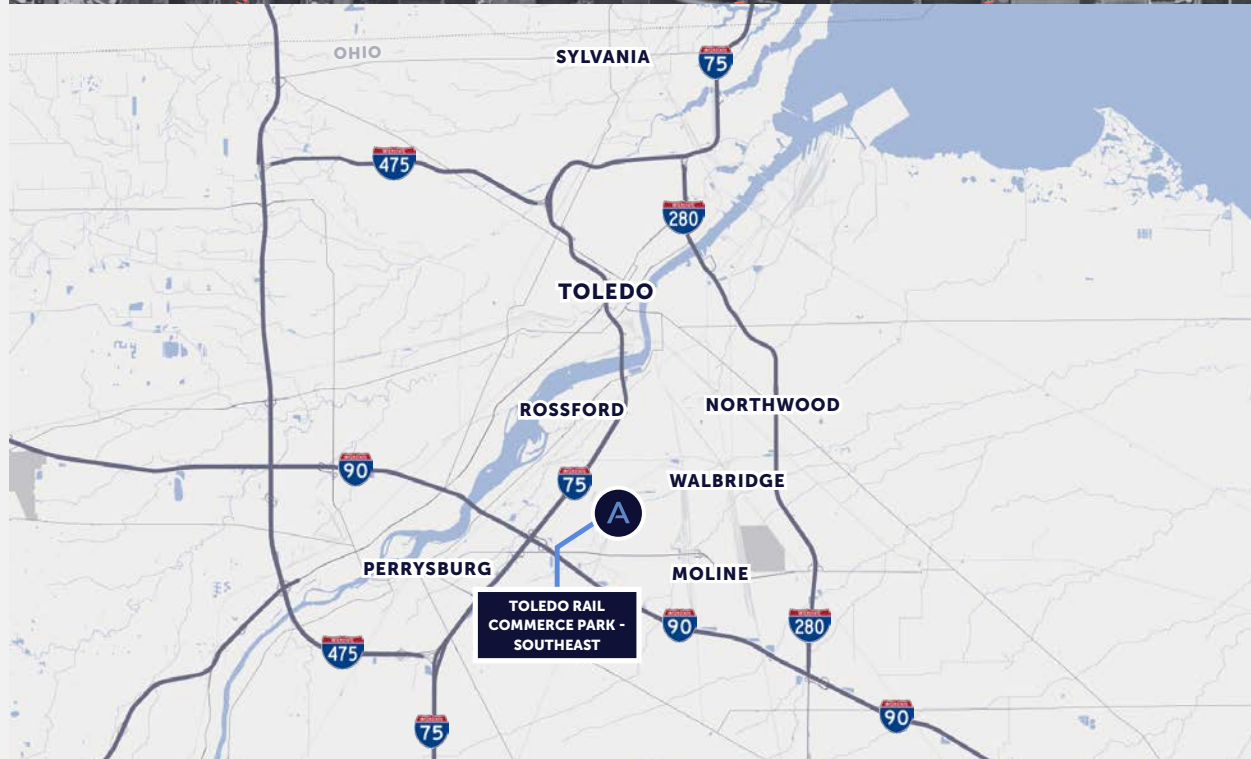
Flexible site allows for variety of building sizes and configurations

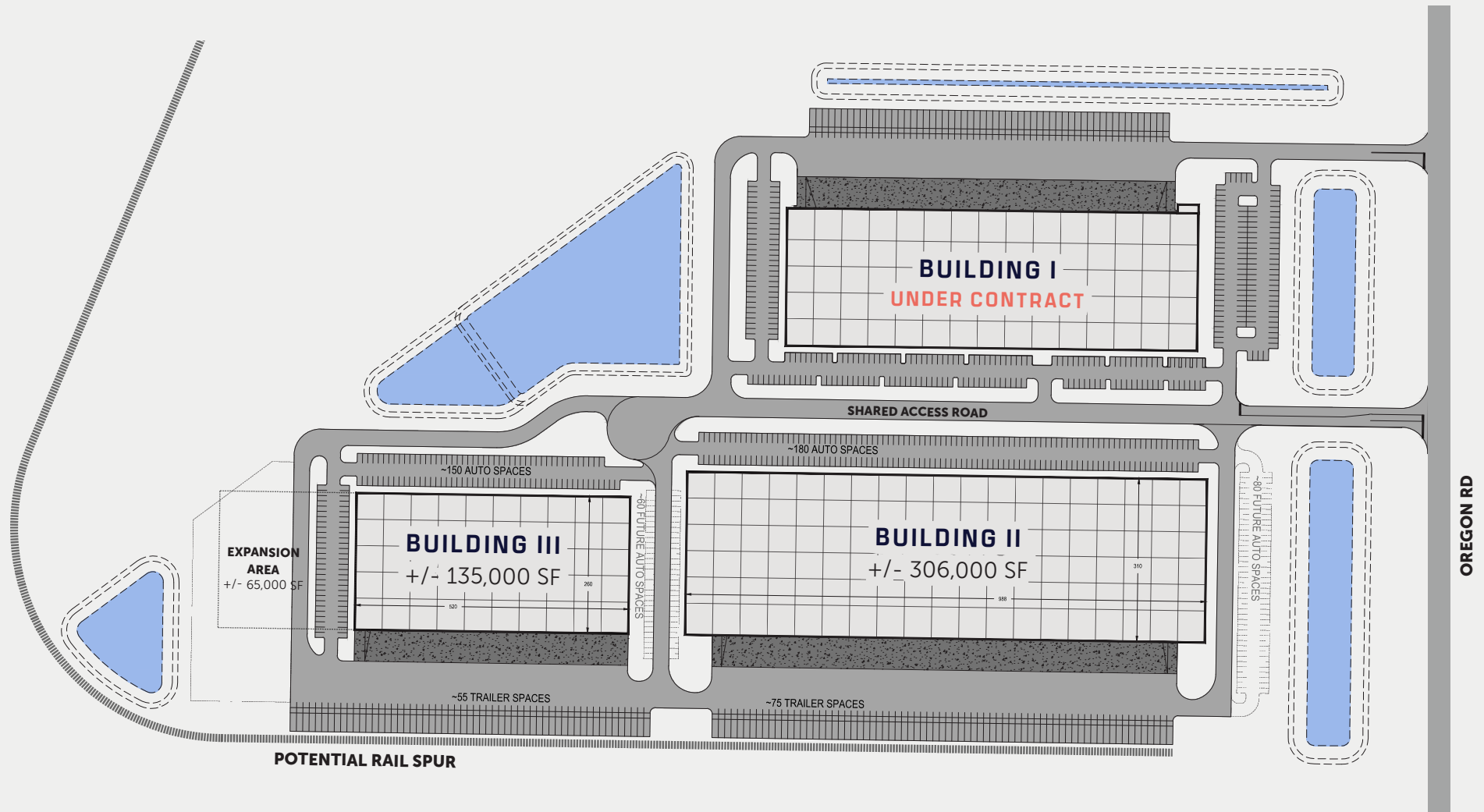
I-2 General industrial Zoning: ideal for distribution, light manufacturing & assembly or other industrial uses

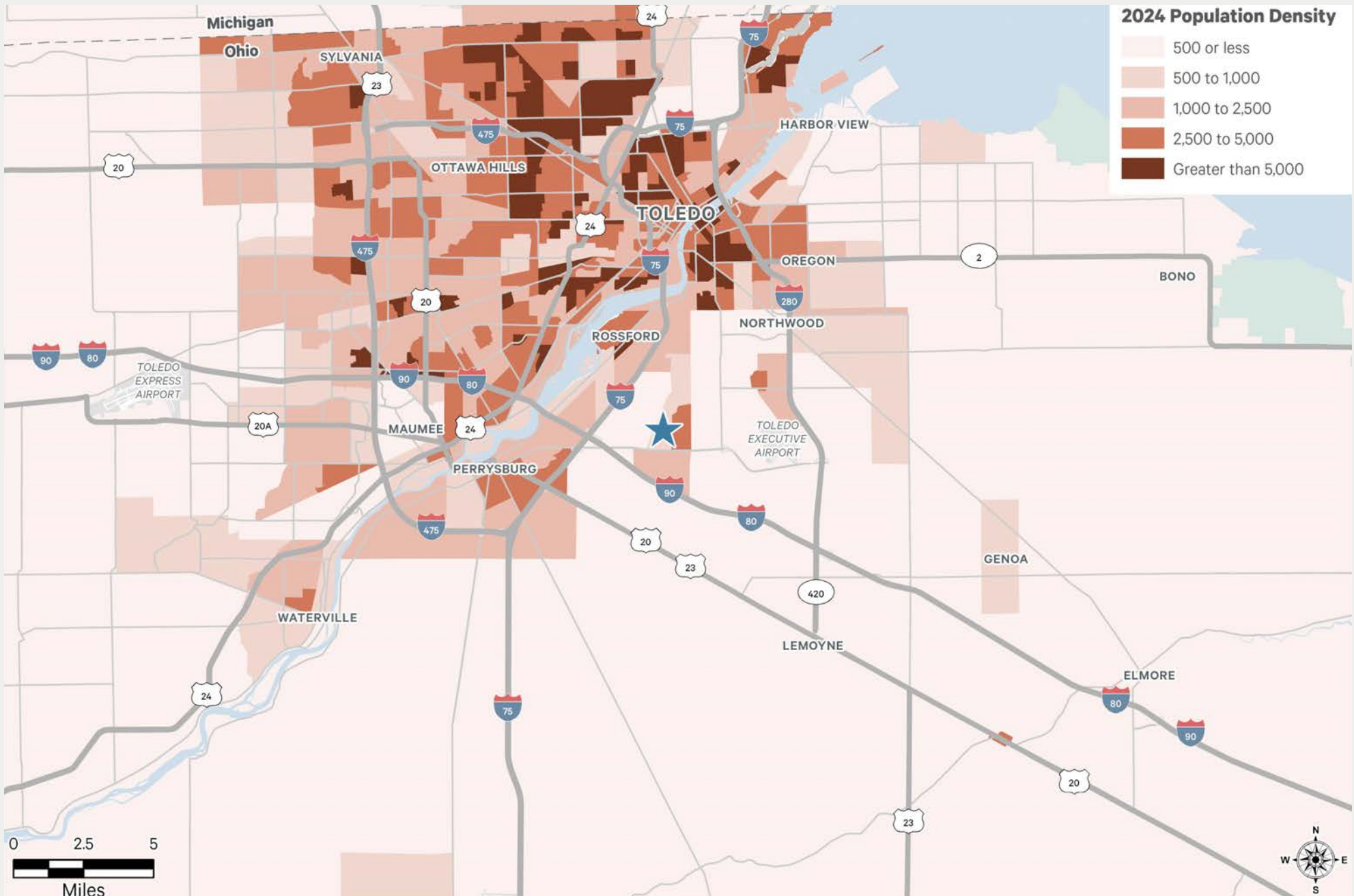
High labor availability

Significant roadway improvement projects under design

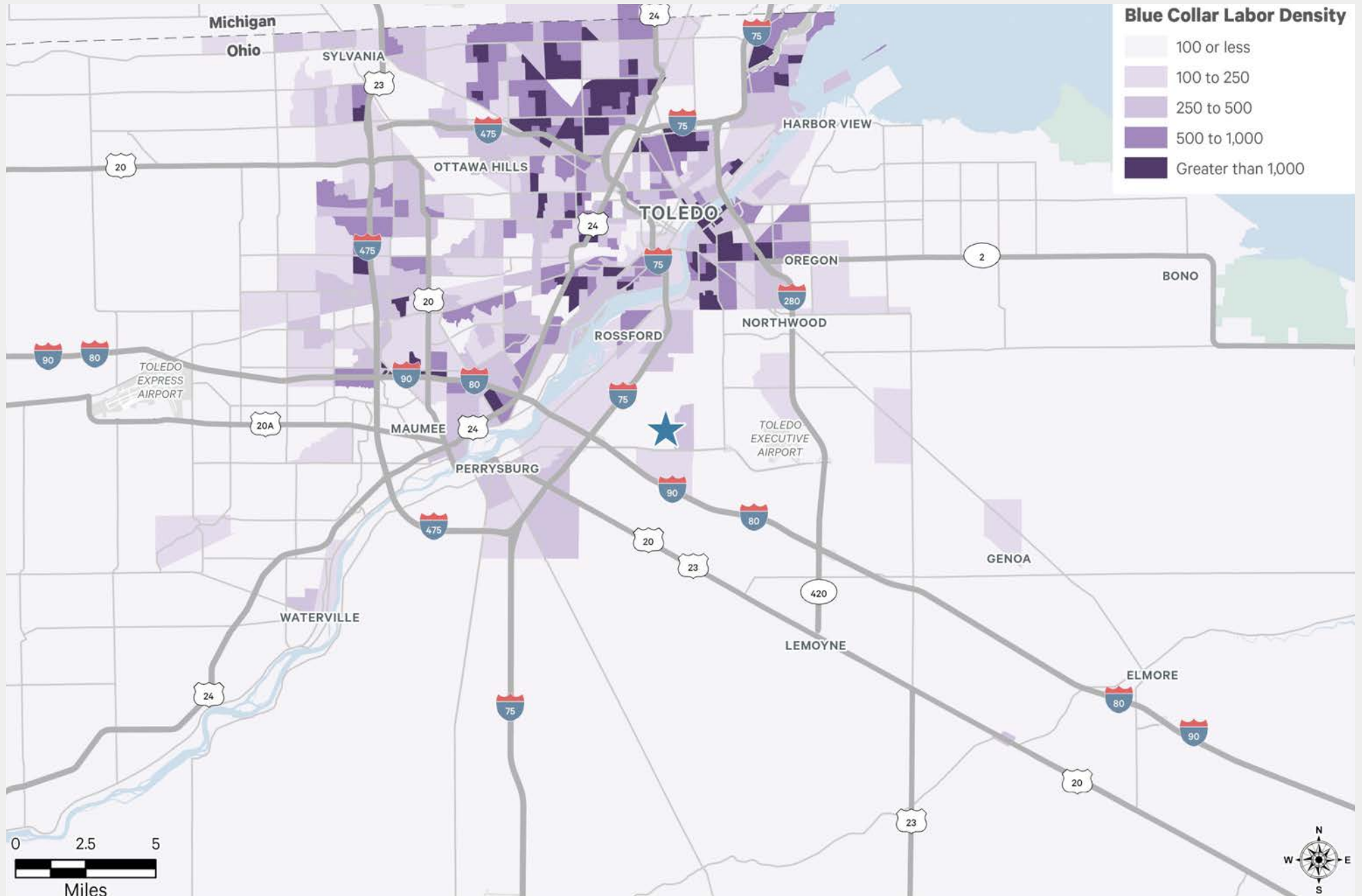
**SHOVEL-READY BUILD-TO-SUIT SITES  
AVAILABLE FOR 2026 DELIVERY**

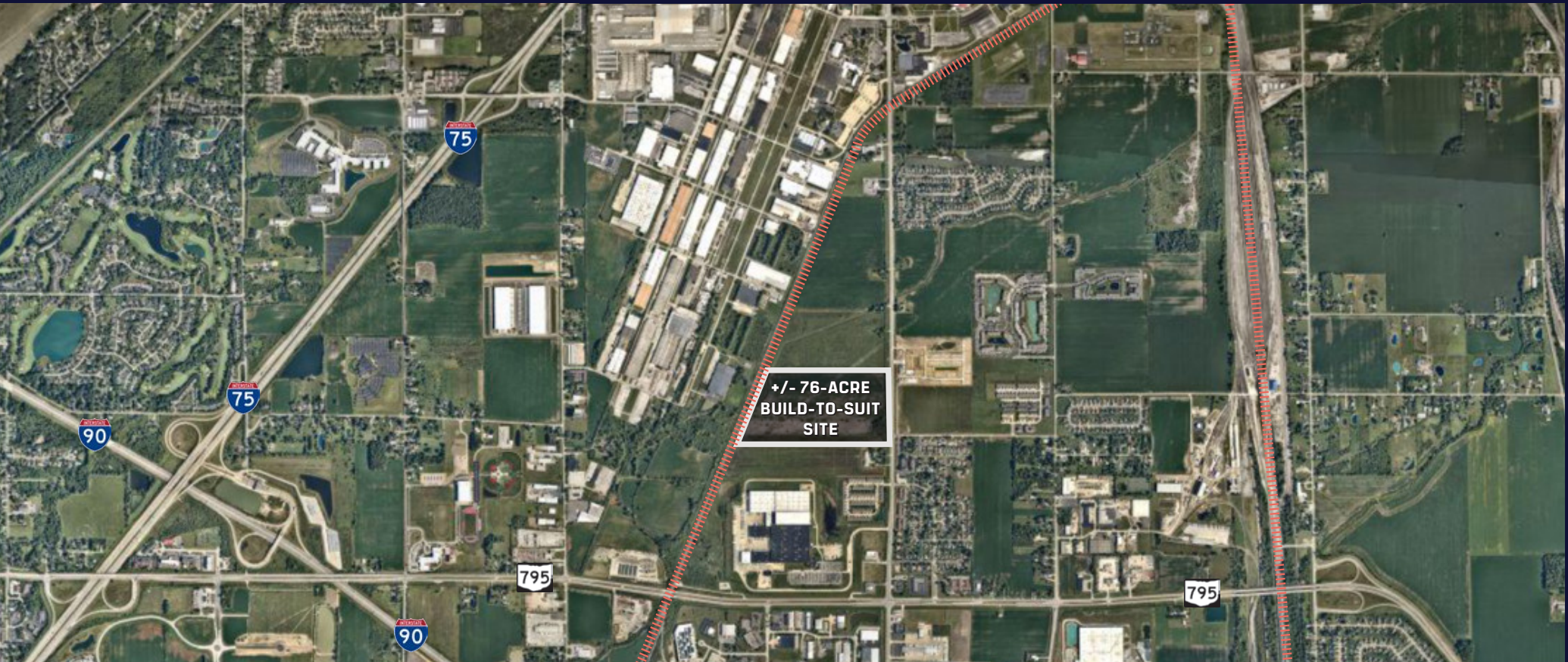












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**SCOTT SANDERS**

Senior VP, Investments - National BTS Officer, Ambrose  
ssanders@ambrosepg.com | 317.443.3674

**DAN TAMANKO**

Associate Market Officer, Ambrose  
dtamanko@ambrosepg.com | 513.431.7071

**JEREMY KRAUS**

Executive VP, CBRE  
jeremy.kraus@cbre.com | 513.369.1307

**BRIAN MCMAHON**

President, Danberry National, Ltd.  
brian@danberrynational.com | 419.297.1134

**AMBROSE**



**CBRE**