

HENRY COUNTY
COMMUNITY IMPROVEMENT CORPORATION
 104 E. Washington, Ste. 301, Napoleon, Ohio 43545
 419-592-4637, ddahl@hencoed.com

Available Site	Acres
20,000 sq. ft. building on a 3-acre lot	

Site Features

Maximum Available:	Asking Price/acre:	\$975,000
Minimum Available:	Zoning:	Commercial
Industrial Park:	No	
Location:	600 Bonaparte Drive, Napoleon, Ohio 43545	

Utilities

Electric Supplier:	Napoleon City	Location:	
		Primary voltage:	110/330 3 phase
Gas Supplier:	Ohio Gas	Location:	
		Main Size (in.):	
		Pressure (psi):	
Water Supplier:	Napoleon City	Location:	
		Main Size (in.):	
		Pressure (psi):	
Sanitary Sewer:	Napoleon City	Location:	
		Main Size (in.):	
Storm Sewer:	Napoleon City	Location:	
Telecommunication:	Sprint	Switching:	
		Fiber Optic:	

Transportation

Interstate:	I-75	Distance (mi.):	25 miles east
Highway:	State Routes 6, 24 and 108	Distance (mi.):	
Rail:	None	Siding:	
Commercial Airport:	Toledo Airport	Distance (mi.):	30 miles
Local Airport:	Henry County Airport	Distance (mi.):	5 miles
Water Port:	Lake Erie	Distance (mi.):	50 miles

Local Property Taxes

Real (Land/Building):	2001 \$11,000 /\$1,000@35%	Personal:	n/a	/ \$1,000@25%
District:		Abatement Possible:	Yes	

Comments

Building is 10 years old. 7,000 sq. ft. cold storage	13,000 sq. ft. is heated & air conditioned. 2 mezzines totalling app. 2,700 sq. ft.
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