

HENRY COUNTY
COMMUNITY IMPROVEMENT CORPORATION
 104 E. Washington, Ste. 301, Napoleon, Ohio 43545

Available Building	18,000	Sq. Ft.
<i>Deshler Warehouse No. 2</i>		
<i>Washington Street</i>		

Building Features

Total Sq Ft:	18,000	Year Built:	
Available Sq Ft:	18,000	Condition:	Excellent
Building Location:	Washington Street, south of Mulbury- Deshler		
Office Sq Ft:		Former Use:	Storage
Dimensions:	100 x 180	Multi Tenant:	Possible
Column Spacing:		Truck Docks:	Two - 9' x 10'
Ceiling Height (ft.):	Maximum - Minimum - 16'	Drive-in Doors:	Three - 12' x 14'
No. of Floors:	one	Crane:	No
Floor Type:		Zoning:	None
Wall Type:	Steel	Industrial Park:	No
Roof Type:	Steel	Acreage:	
Sprinklered:		Add'l Acreage:	
Lease Price per Square Feet:		Asking Price:	

Utilities

Electric Supplier:	Deshler Munny	Primary voltage:	
		Delivery voltage:	As needed
Gas Supplier:	Suburban	Main Size (in.):	
		Pressure (psi):	
Water Supplier:	Deshler	Main Size (in.):	
		Pressure (psi):	
Sanitary Sewer:	Deshler	Main Size (in.):	
Storm Sewer:	Deshler	Location:	
Telecommunication:		Switching:	
		Fiber Optic:	

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Transportation

Interstate:	I -75	Distance (mi.):	13 Mi
Highway:	S.R. 18	Distance (mi.):	.1 Mi
Rail:	CSX	Siding:	Yes
Commercial Airport:	Toledo Express	Distance (mi.):	40 Mi.
Local Airport:	Henry County	Distance (mi.):	17 Mi
Water Port:	Port of Toledo	Distance (mi.):	45 Mi

Local Property Taxes

Real (Land/Building):	48.02	/\$1,000@35%	Personal:	53.65	/\$1,000@25%
District:	Deshler Corp/Patrick Henry		Abatement Possible:	Yes	

Comments	Part of former DeKalb Facility - additional space available (offices, warehouse, grain bins dryers, misc shops)
	22602