

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

| | |
|--------------------------------------|-----------------|
| Available Site | |
| <i>Patrick Henry Industrial Park</i> | 80 Acres |

Site Features

| | | | |
|---------------------------|----------------|---------------------------|----------|
| Maximum Available: | 70 acres | Asking Price/acre: | \$25,000 |
| Minimum Available: | 14 acres | Zoning: | |
| Industrial Park: | No | | |
| Location: | State Route 24 | | |

Utilities

| | | | |
|---------------------------|---|-------------------------|--|
| Electric Supplier: | First Energy | Location: | |
| | | Primary voltage: | |
| Gas Supplier: | Ohio Gas | Location: | |
| | | Main Size (in.): | |
| | | Pressure (psi): | |
| Water Supplier: | n/a Napoleon water is 1.5 miles away | Location: | |
| | | Main Size (in.): | |
| | | Pressure (psi): | |
| Sanitary Sewer: | n/a | Location: | |
| | | Main Size (in.): | |
| Storm Sewer: | n/a | Location: | |
| | | | |
| Telecommunication: | Sprint | Switching: | |
| | | Fiber Optic: | |

Transportation

| | | | |
|----------------------------|----------------|------------------------|------------------|
| Interstate: | I-80, I-75 | Distance (mi.): | 15 mi.; 20 mi. |
| Highway: | State Route 24 | Distance (mi.): | Located on |
| Rail: | DTI Railroad | Siding: | Next to property |
| Commercial Airport: | Toledo Express | Distance (mi.): | 25 mi. |
| Local Airport: | Henry County | Distance (mi.): | |
| Water Port: | Port of Toledo | Distance (mi.): | 35 mi. |

Local Property Taxes

| | | | | |
|------------------------------|-------------------------------------|----------------------------|-----------------|---------------------|
| Real (Land/Building): | /\$1,000@35% | Personal: | 67.95 | /\$1,000@25% |
| District: | Liberty Twp./Liberty Center Schools | Abatement Possible: | Enterprise Zone | |

Comments

This property is already next to an asphalt and paving company. They are in the process of trying to bring water to their company. This property has river frontage.