



Available Site	
<i>Bauman Site</i>	30.3 Acres
<i>Independence Drive</i>	
<i>Napoleon, Ohio</i>	

Site Features

Maximum Available:	30.3	Asking Price/acre:	\$25,000
Minimum Available:	10	Zoning:	Ind.
Industrial Park:	Yes		
Location:			

Utilities

Electric Supplier:	Napoleon Electric	Location:	At Site
		Primary voltage:	As Needed
Gas Supplier:	Ohio Gas	Location:	At Site
		Main Size (in.):	8"
		Pressure (psi):	M.P.
Water Supplier:	Napoleon	Location:	At Site
		Main Size (in.):	12"
		Pressure (psi):	60 psi +
Sanitary Sewer:	Napoleon	Location:	At Site
		Main Size (in.):	12"
Storm Sewer:	Napoleon	Location:	At Site
Telecommunication:	Sprint	Switching:	
		Fiber Optic:	Possible

Transportation

Interstate:	I-80, I-75	Distance (mi.):	15 mi; 25 mi.
Highway:	U.S. 24; 6	Distance (mi.):	At site
Rail:	n/a	Siding:	
Commercial Airport:	Toledo Express	Distance (mi.):	25 mi.
Local Airport:	Henry County	Distance (mi.):	3 mi.
Water Port:	Port of Toledo	Distance (mi.):	35 mi.

Local Property Taxes

Real (Land/Building):	62.92	/\$1,000@35%	Personal:	67.60	/\$1,000@25%
District:	Napoleon Corp/Napoleon Schools		Abatement Possible:	E.Z.; CRA	

Comments	High Visibility from U.S. 24, Price negotiable based on number of jobs and wage