

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

Available Building	12,000
St. Clair Warehouse	
651 Filmore	
Napoleon, Ohio 43545	

Building Features

Total Sq Ft:	12,000	Year Built:	1994
Available Sq Ft:	12,000	Condition:	Good
Building Location:	651 Filmore, Napoleon, Ohio		
Office Sq Ft:	none	Former Use:	Warehouse
Dimensions:	60 x 200	Multi Tenant:	No
Column Spacing:	Clear Span	Truck Docks:	One
Ceiling Height (ft.):	Maximum 24' - Minimum 21'	Drive-in Doors:	One
No. of Floors:	One	Crane:	No
Floor Type:	6" Concrete	Zoning:	Commercial
Wall Type:	Galvalumae Aluminum	Industrial Park:	No
Roof Type:	Galvalumae Aluminum	Acreage:	
Sprinklered:	none	Add'l Acreage:	
Lease Price per Square Feet:	30 cts/sq.ft./Mo.	Asking Price:	

Utilities

Electric Supplier:	City of Napoleon	Primary voltage:	As needed
		Delivery voltage:	120
Gas Supplier:	Ohio Gas	Main Size (in.):	
		Pressure (psi):	
Water Supplier:	City of Napoleon	Main Size (in.):	
		Pressure (psi):	
Sanitary Sewer:	City of Napoleon	Main Size (in.):	
Storm Sewer:	City of Napoleon	Location:	
Telecommunication:	Sprint	Switching:	
		Fiber Optic:	

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Transportation

Interstate:	I-80; I-75	Distance (mi.):	15 mi; 25 mi.
Highway:	U.S. 24; 6	Distance (mi.):	1 mile
Rail:	n/a	Siding:	n/a
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):	64.14	/\$1,000@35%	Personal:	68.50	/\$1,000@25%
District:	Napoleon Corp/Napoleon Schools		Abatement Possible:	EZ; CRA	

Comments	If needed, heat, water, & sewer available. Building is insulated; available immediately Leon St. Clair - 419.748.8839; cell- 419.261.1897
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