

ADAIR PROPERTY

Independence Drive, Napoleon OH 43545

Approximately 14 acres in Liberty Township in the city of Napoleon. Located at Industrial Dr. and Independence Dr. near the Industrial Dr. Exit off us-6/us-24.

- ✓ Build to Suit
- ✓ For Sale or Lease
- ✓ Pricing Available on Request
- ✓ Zoned Enclosed Industrial



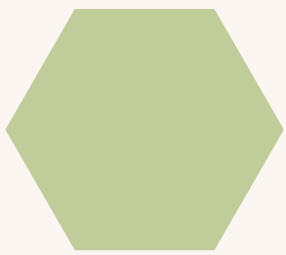
Contact: (317)523-6854

lorileonhard1@gmail.com



SITE PLAN SPECIFICATIONS

Rail Service

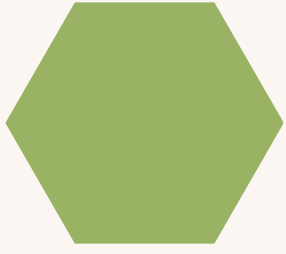


Serviced by Michigan Southern Rail Road Co.
Napoleon Defiance and Western Railway (NDW)
Connections with both Norfolk Southern and CSX Transportation
Trans load center - three blocks from location

Patriot Rail
10752 Deerwood Park Blvd
Ste 300
Jacksonville, FL 32256

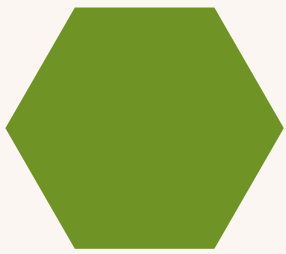
James Kornas
VP of Commercial Development
904-528-8629
james.kornas@patriotrail.com

Storm Water



Large Storm Water Retention Area on
Southeast corner of property

Sanitary Sewer - City of Napoleon



Taps at both the north end of the property and the
southwest corner of the property



SITE PLAN SPECIFICATIONS

Water - City of Napoleon

Hydrant #293

Static Pressure
Residual Pressure
Pitot Pressure
Flow Pressure

***Verify pressures with the City of Napoleon**

Gas

Ohio Gas Company
Jeff Morgan, Facilities Planner/Coordinator
419-630-2238
jeff_morgan@ohiogas.com

Independence Dr. north side
6-8" Gas Line
***Verify pressures with Ohio Gas Company**

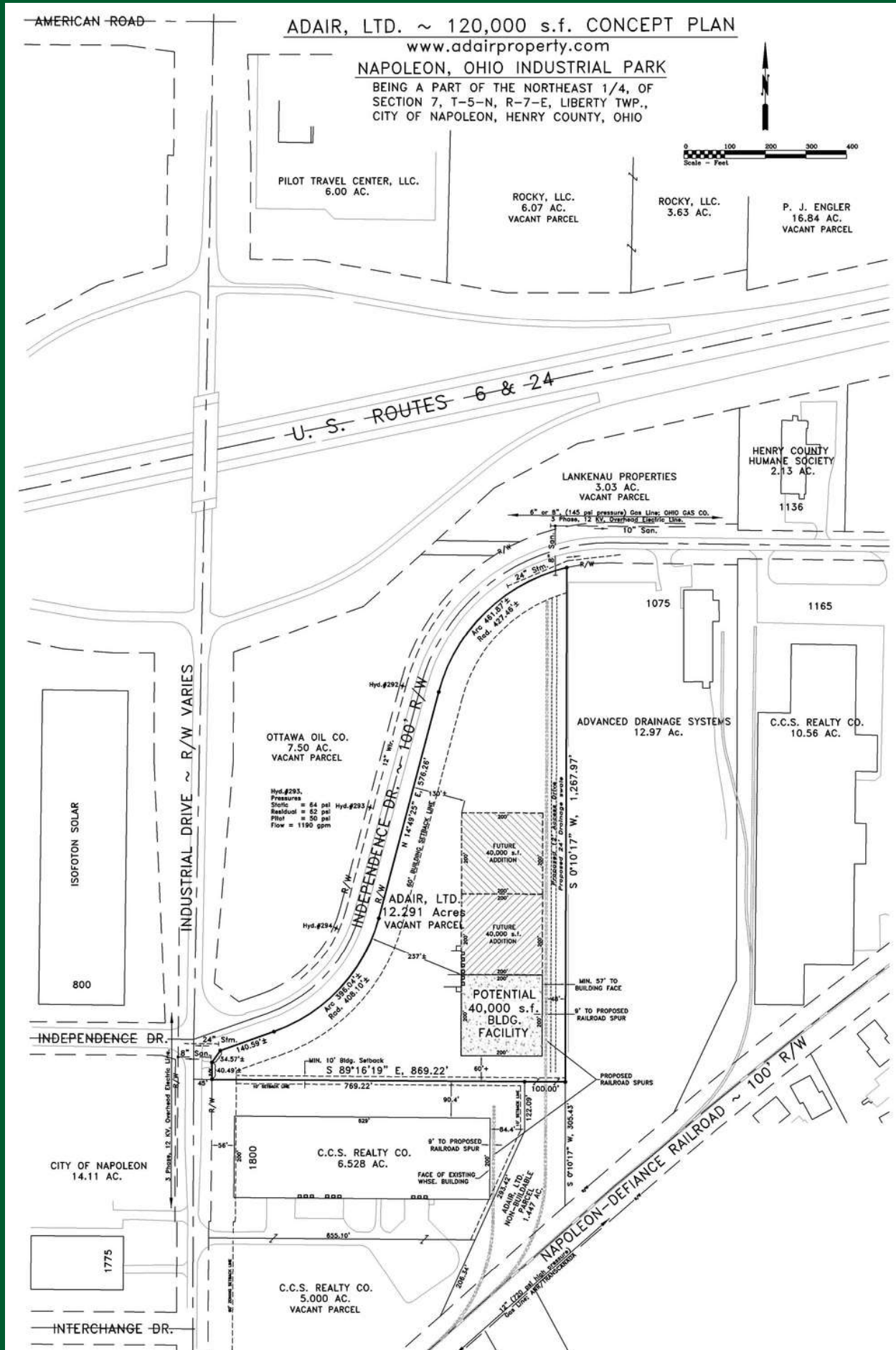
ANR/TRansCanada
Kyle Bundy
832-320-5881
South side of property on
south side of railroad
12" Gas Line
***Verify pressure**

Electricity - City of Napoleon

Greg Kuhlman, Electric Distribution Superintendent
Napoleon Power and Light
419-599-1891
gkuhlman@napoleonohio.com

Approximately 14 acres in Liberty Township in the City of Napoleon.
Building size can be determined by each 50'x50' block shown on site plan
on next page 60' building set back has been taken off

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Local Educational and Training Institutions

Archbold, Ohio	Northwest State Community College
Archbold, Ohio	Four County Career Center
Bowling Green, Ohio	Bowling Green State University
Defiance, Ohio	Defiance College
Perrysburg, Ohio	Owens Community College
Sylvania, Ohio	Lourdes College
Toledo, Ohio	Toledo University
Adrian, Michigan	Siena Heights University
Adrian, Michigan	Adrian College
Adrian, Michigan	Lenawee Intermediate School District
Ann Arbor, Michigan	University of Michigan
Ann Arbor, Michigan	Washtenaw Community College
Coldwater, Michigan	Kelloff Community College
Hillsdale, Michigan	Hillsdale College
Hudson, Michigan	Southern Michigan Center for Science and Industry
Jackson, Michigan	Jackson Vollege
Jackson, Michigan	Jackson Area Career Center
Jackson, Michigan	Academy for Manufacturing Careers
Ypsilanti, Michigan	Easter Michigan University
Angola, Indiana	Trine Univeristy

Local Airports

Lenawee County Airport, Adrian MI (ADG)	5001' x 100' w/ GPS and WAAS approach
Willow Run Airport, Detroit, MI (YIP)	7,543' x 160' w/ ILS approach
Detroit Metropolitan, Detroit, MI (DTW)	
Defiance Memorial Airport, Defiance, OH (DFI)	4,199' x 72' w/ GPS
Futton County Airport, Wauseon, Ohio (USE)	3,882' x 75' w/ GPS and WAAS approach
Henry County Airport, Napoleon, Ohio (7WS)	4-000' x 65' w/ GPS
Toledo Express, Toledo, OH (TOL)	10,600' X 150'
National Flight Service, Toledo, OH (KTOL)	10,600' x 150' w/ ILS Approach
Tri-Slate Steuben County Airport, Angola, IN (ANO)	4,540' x 75' w/ GPS



PO Box 248
Fortville, IN 46040

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23 miles from I-475 in Toledo, OH or I-75
53 miles from I-469 in Fort Wayne, IN
97.8 miles from US 30 in Upper Sandusky, OH
15 miles south of I-80/I-90
86.5 miles from Ann I-94 in Ann Arbor, MI