



1409 N. Scott St.

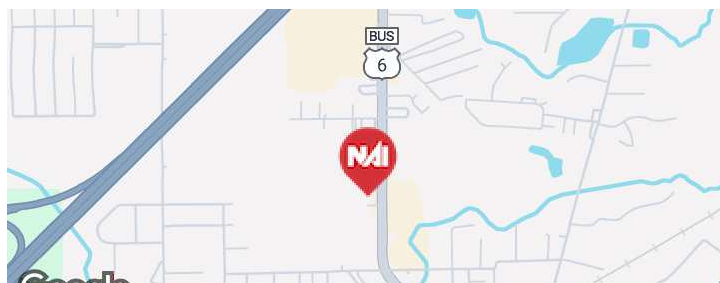
Napoleon, Ohio 43545

Property Highlights

- 7700 SF front retail/ commercial
- Finished Epoxy floor and LED track lighting
- ADA compliant restrooms
- Includes 1200 SF work space
- 15,896 SF middle and back warehouses
- 400 AMP 3-phase electric in back warehouse; stubbed in middle

Property Overview

Front retail space remodeled in 2016, this property location has high visibility along the main thoroughfare from US-24 to downtown Napoleon. Two driveway entrances on N. Scott St., allowing for easy access off main road. Middle and back warehouse with 15.5' - 18' ceilings, and electrical updated in 2021 to accomodate light manufacturing. Middle warehouse stubbed for electric.



Offering Summary

Sale Price:	\$819,000
Available SF:	23,896 SF
Acres:	0.86

For More Information

Mark Baringer

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mbaringer@naitoledo.com

Becky Beck

O: 419 960 4410 x321
bbeck@naitoledo.com

Sale Price	\$819,000
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Location Information

Street Address	1409 N. Scott St
City, State, Zip	Napoleon, OH 43545
County	Henry
Market	Toledo
Sub-market	Napoleon
Township	Napoleon
Side of the Street	West
Signal Intersection	No
Market Type	Small
Nearest Highway	US-24
Nearest Airport	Toledo Express

Building Information

Building Size	23,896 SF
Ceiling Height	9 ' drop ceiling in front retail, 15.5 ft - 18 ft in warehouse
Number of Floors	1
Year Built	1967
Year Last Renovated	2021
Construction Status	Existing
Roof	Flat rubber on warehouse, metal roof on front retail
Building	Block

Property Information

Property Type	Industrial
Property Subtype	Flex Warehouse Retail
Zoning	Warehouse: Storage
Lot Size	0.86 Acres
APN #	410093670300 & 411400080000
Traffic Count	8683
Traffic Count Street	Scott St.

Parking & Transportation

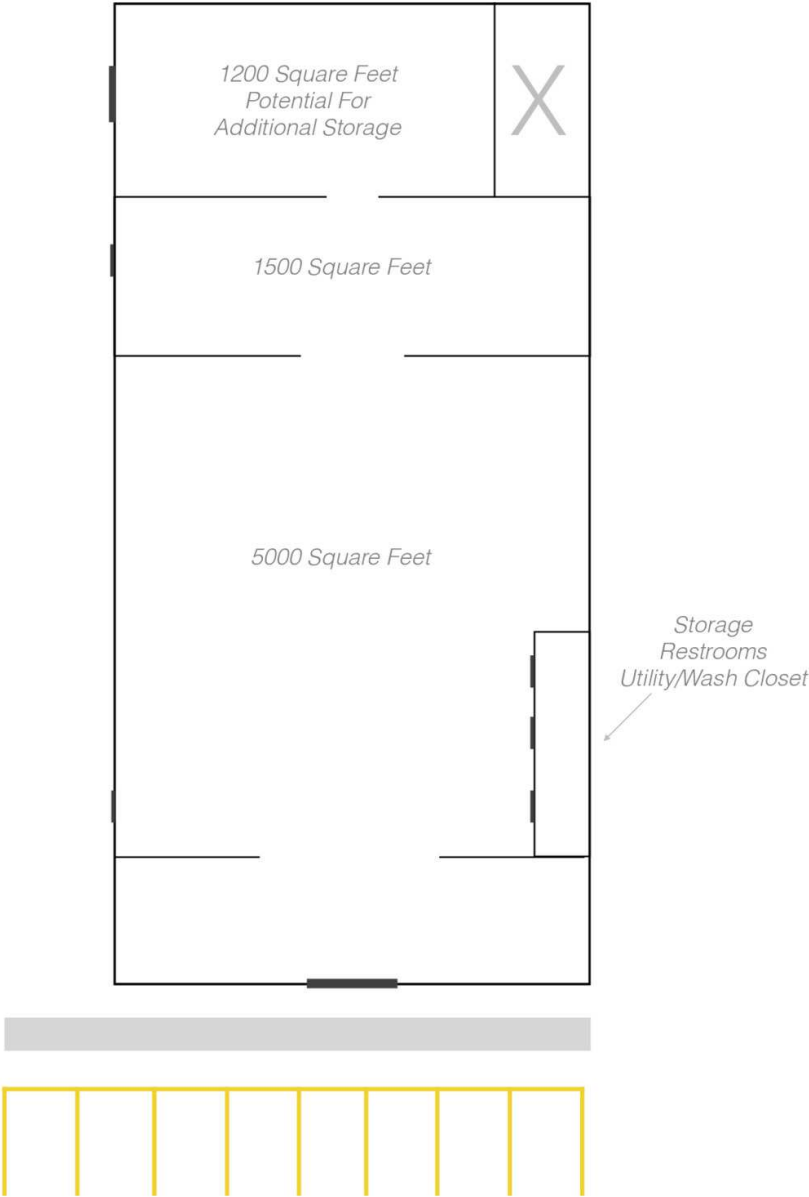
Street Parking	No
Parking Type	Surface

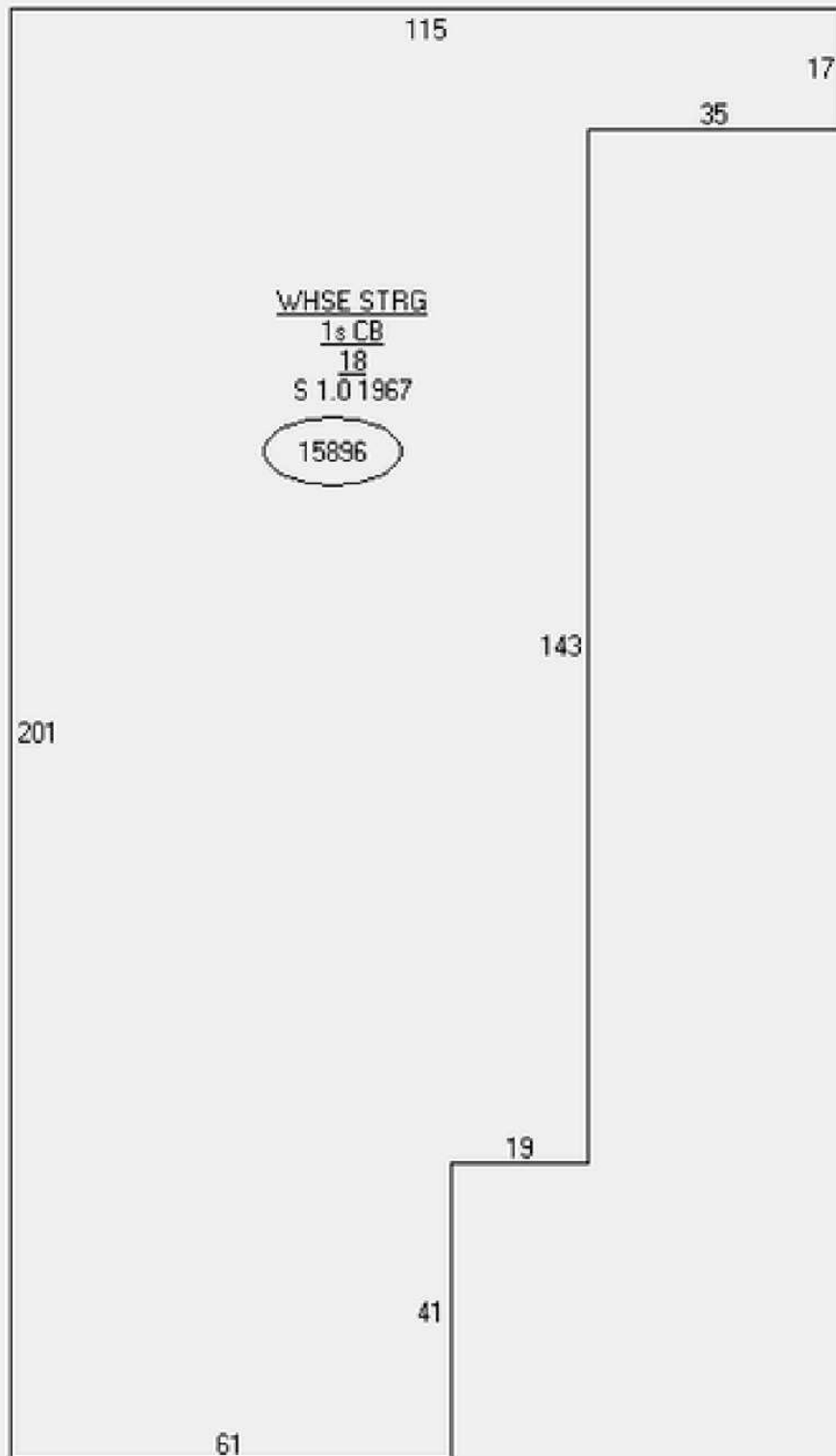
Utilities & Amenities

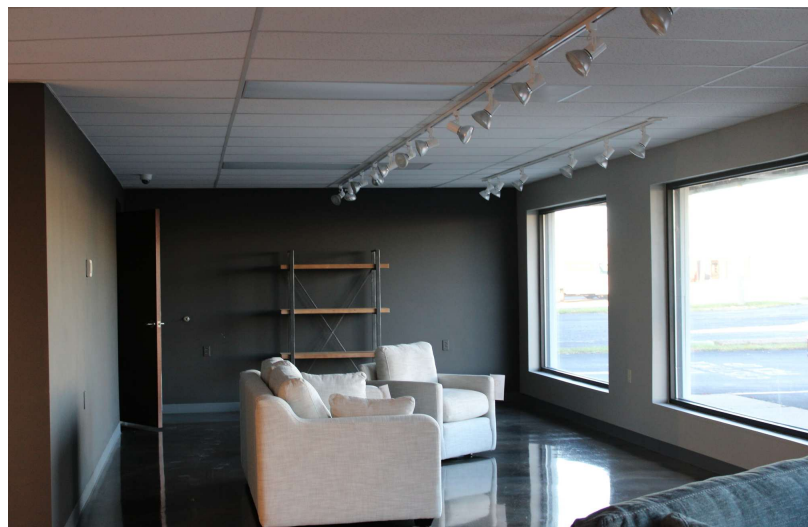
HVAC	Back section of warehouse - High efficiency, gas fired radiant heat; gas-fired heater for loading dock area - new HVAC will be needed in the near future
Electric	Electrical Service upgraded in 2021 to 400 AMP 3-phase 120/208 v. New outlets and recepticals added, new exterior lights added to building. Central section of warehouse has electrical set for adding additional lighting.
Loading Description	2 loading dock bays with motion-activated lighting with new doors installed in 2021. New (2) 12' overhead doors. West door is at street level, north door has a 28" loading height. Both doors are remote activated. (2) 10' overhead doors. West door is remote activated with a loading heigh of 18 1/2"
Restrooms	2 - single stall

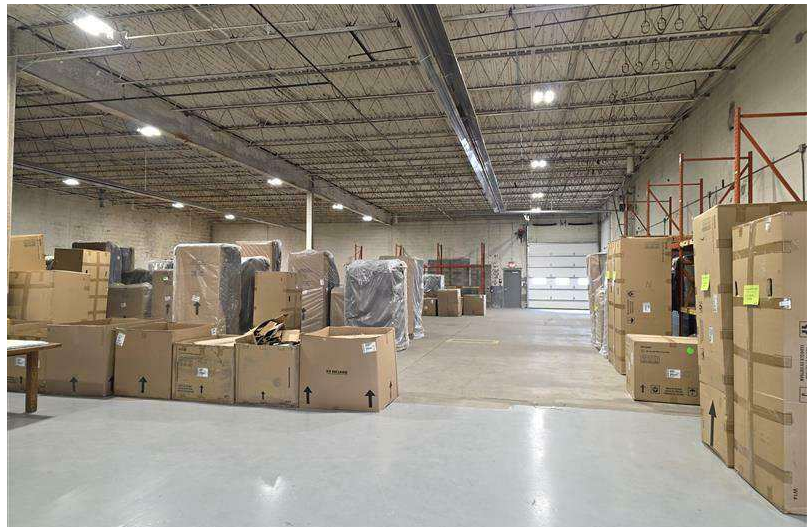
Taxes

Taxes	Real Estate Net Taxes 2024 - \$9,721.36
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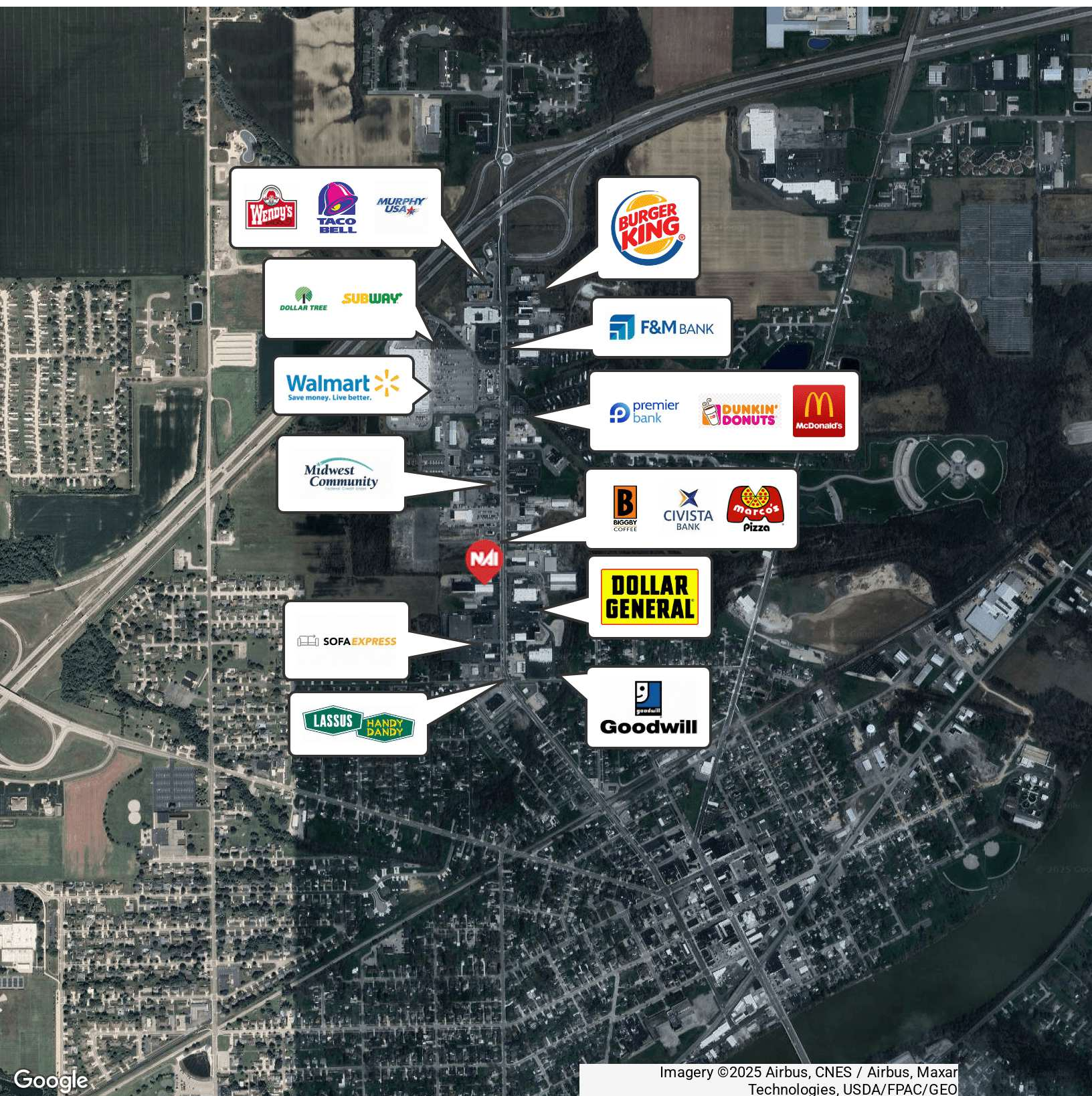








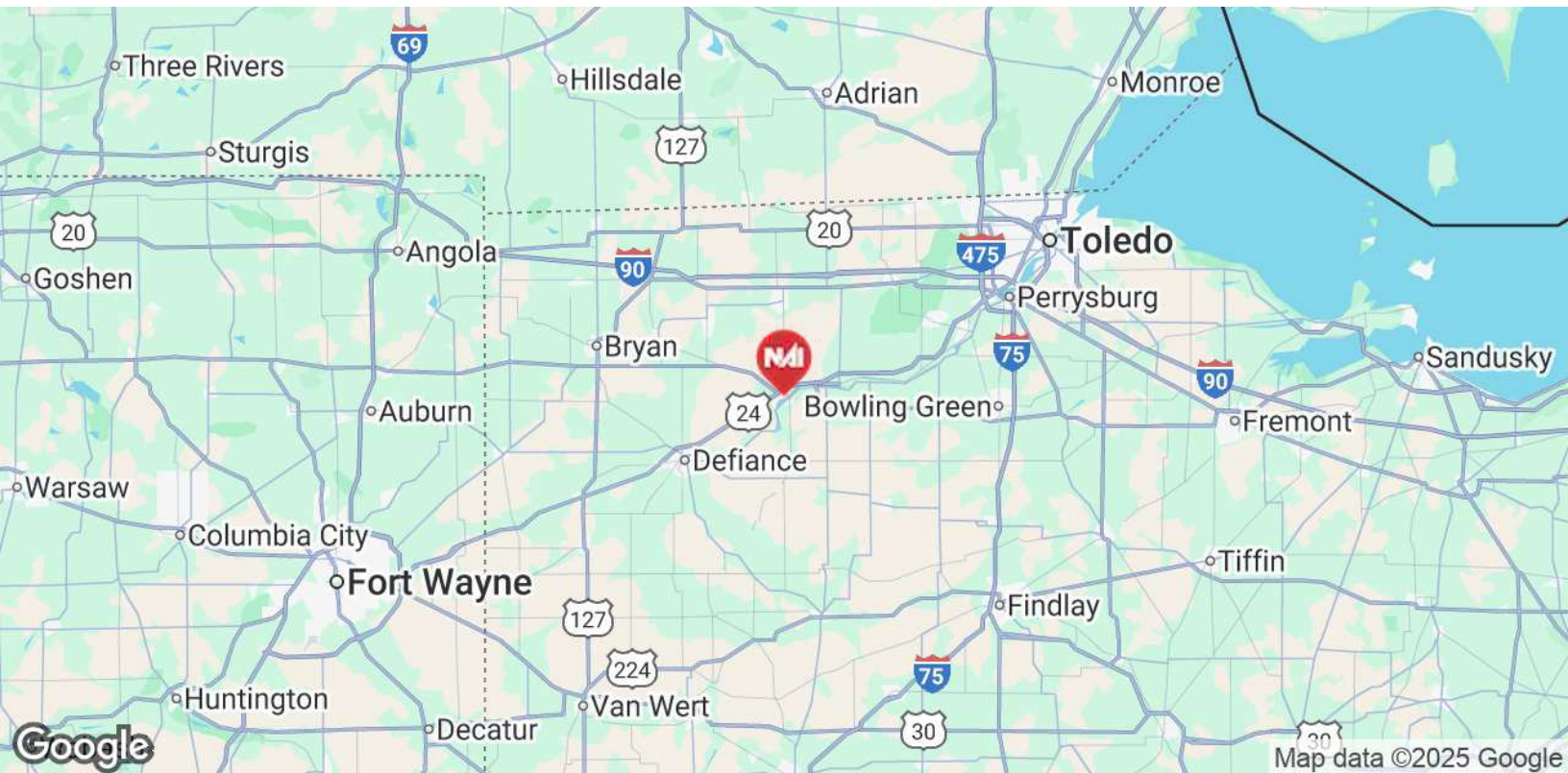
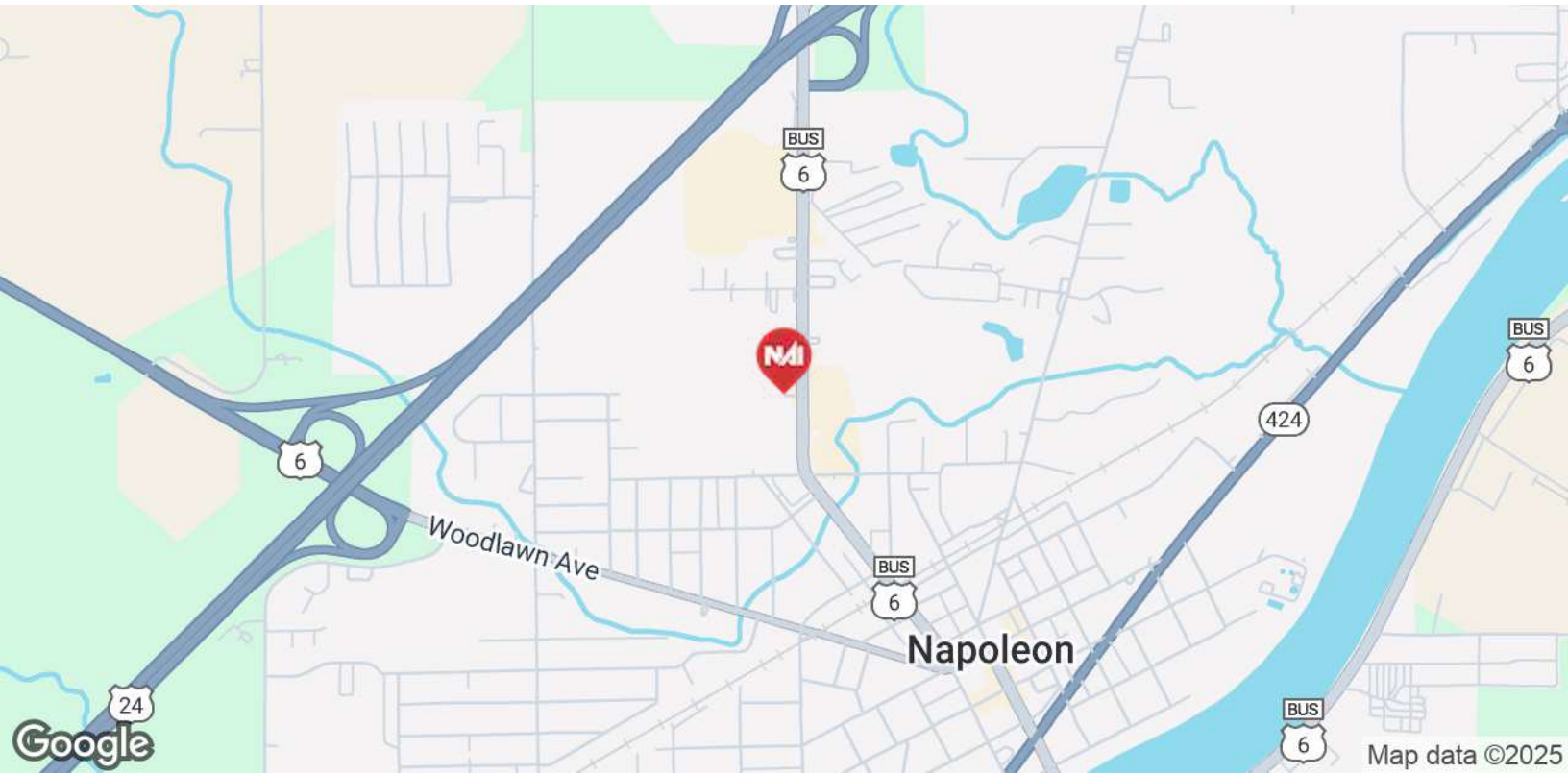


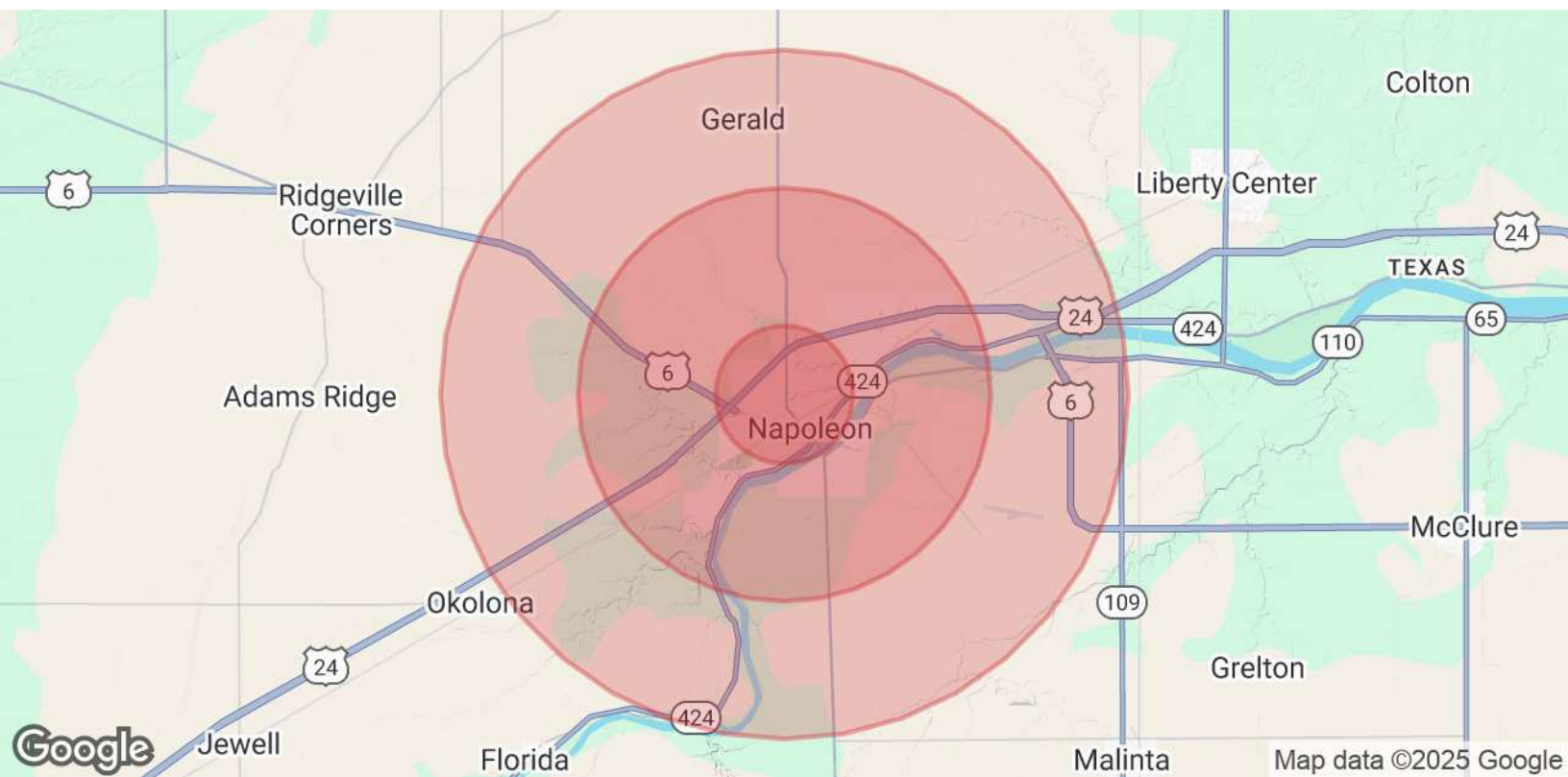


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Population	1 Mile	3 Miles	5 Miles
Total Population	5,560	9,792	11,829
Average Age	41	43	43
Average Age (Male)	39	41	41
Average Age (Female)	42	44	44
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,447	4,227	5,034
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$80,293	\$82,785	\$87,036
Average House Value	\$189,645	\$190,488	\$198,016

Demographics data derived from AlphaMap



Mark Baringer

Senior Advisor- Industrial/Investment/Development

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OH #SAL.0000272275

Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, land, shopping centers, multifamily, and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, regional and national investors., national and global corporations, and lending institutions. Mark also serves Toledo and outlying counties, including the communities of Defiance, Lima, and Findlay, across all property types.

Mark has over 40 years of commercial and investment real estate experience across services. Prior to real estate brokerage, he worked in the appraisal field for nine years. Mark served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a local, regional and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point owned his own appraisal firm.

Mark has been recognized as a CoStar “Best of the Best” Power Broker Award in the Toledo market. This recognizes firms and individual brokers who closed the highest overall transaction volumes in their market. He has been named in both the Top Sales Broker and Top Industrial Leasing Broker categories. Mark was also recognized as a NAI Global Top 100 Producer in 2022, out of 5,100 brokers in 43 countries.

Education

The University of Toledo, Majoring in Real Estate

Memberships

Northwest Ohio REALTORS® (NWOR)

Ohio Association of REALTORS® (OAR)

National Association of REALTORS® (NAR)

International Council of Shopping Centers (ICSC)

Lifewise Academy, Defiance- Leadership Council

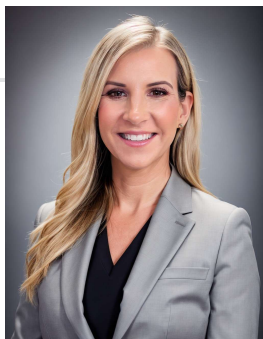
2024 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker

2022 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker

2021 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker

2021 CoStar PowerBroker-ToledoMarket-Top Sales Broker

2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries



Becky Beck

Commercial Sales and Leasing Agent

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Direct: 419.960.4410 x321 | Cell: 419.704.4724

Professional Background

Becky joined NAI Harmon's leasing and brokerage firm in February of 2022. Her journey has been filled with working with people in various fields, concentrating on creating and building relationships, which made her a prime candidate for becoming a Commercial Real Estate Agent. Her excitement shows when hearing clients' visions for their future and can fulfill their goals, demonstrating her commitment to her clients. Additionally, Becky is pursuing the CCIM designation to be a Certified Commercial Investment Manager and was awarded the Ohio CCIM Chapter scholarship honoring those who have shown great dedication, commitment, outstanding achievement, and service to the commercial real estate industry.

Education

Ohio Real Estate License- Davis College

Ohio CCIM Chapter – Shad J. Phipps, CCIM Scholarship Awardee

Memberships

Northwest Ohio REALTORS (NWOR)

Ohio Association of REALTORS® (OAR)

National Association of REALTORS® (NAR)

Sylvania Area Chamber of Commerce Member

Sylvania Area Community Improvement Corporation Member

CCIM Institute Member

Dana Open Steering Team Committee, 2024 - present

Dana Open Premier Experience Committee, 2024 - present

NAI Global Women's Alliance 2023 - present

CoStar Power Broker Top Leasing Deal Q2 2024

CoStar Power Broker Top Leasing Deal Q1 2025

Professional Clients

- Bostwick-Braun Company
- Kwik Parking Inc.
- Raymond James
- Price Waterhouse Cooper
- First American
- Ameriprise Financial