

## ■ Service Station / Mechanic Shop for Lease

1270 Independence Dr, Napoleon, Ohio 43545

### Property Overview

Excellent opportunity to lease a well-positioned 8,000 SF automotive service facility in Napoleon's prime commercial corridor. This versatile property is ideal for a mechanic shop, tire center, or fleet-service operation, offering great visibility, convenient access to Route 108 & US-6, and strong surrounding retail anchors.

### Property Features

- ±8,000 SF single-story building on a large commercial lot
- 2 large drive-in service bays with overhead doors and LED shop lighting
- Front office / customer lobby with restroom and waiting area
- Concrete floors and 14–16 ft clear height
- Upgraded utilities (3-phase power, natural gas, city water & sewer)
- Ample paved parking and vehicle maneuvering space
- Zoned Commercial / Automotive Service
- High-visibility location near Walmart, O'Reilly Auto Parts, and other retail traffic drivers
- Flexible lease terms — move-in ready
- Lease Type: Modified Gross — Tenant pays rent & utilities

### Location Highlights

- Strong trade area serving Henry County & Northwest Ohio
- Excellent traffic exposure with nearby fuel and retail anchors
- Convenient access to Toledo, Defiance, and Bryan markets
- Ideal for auto repair, tire service, fleet maintenance, or detailing

### Contact

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