



600 Fillmore St

Napoleon, Ohio 43545

Property Highlights

- 49,409 SF Industrial Building, Manufacturing, or Warehouse Use
- 15'-18' Clear Height , 3 Docks, Heavy Power, Crane
- Additional land for more parking or laydown
- Rail transload nearby
- Local and state incentives available

Property Overview

49,409 SF industrial building for lease or sale . The building includes three dock doors with levelers, and two grade level doors. It has had recent improvements including new sprinkler heads and alarm, some new doors, new skylights, two new furnaces and new facade and parking lot in front. Available for lease at \$3.95/SF NNN. Also for sale.

Offering Summary

Sale Price:	\$1,895,000
Lease Rate:	\$3.95 SF/yr (NNN)
Building Size:	49,409 SF
Available SF:	49,409 SF
Lot Size:	212,706 SF

Demographics	5 Miles	15 Miles	30 Miles
Total Households	5,033	30,629	135,747
Total Population	11,817	75,604	336,456
Average HH Income	\$86,798	\$96,863	\$101,028

For More Information

Mark Baringer

O: 419 438 5839
 mbaringer@naitoledo.com



Property Description

49,409 SF Industrial building for lease or sale . The building includes three dock doors with levelers, and two grade level doors. The building has had recent improvements including new sprinkler heads and alarm, some new doors, new skylights, two new furnaces and new facade and parking lot in front. Available for lease at \$3.95/SF NNN.

Any sale includes the 49,409 SF building currently for lease and the Quonset building adjacent. There is additional owned parking across the street. There is side yard that is available for expansion purposes or additional parking. Heavy power and crane available.

Location Description

Napoleon is the county seat of Henry County. It has a strong manufacturing and agricultural base. Major employers include Tenneco, Dana Inc, JAC and the largest Campbell Soup plant in the world. Additional companies include Automatic Feed, Custom Agri Systems and Oldcastle. The area has a strong workforce and draws from a multi-county area. This area is also located in a Federal Opportunity Zone.

Sale Price	\$1,895,000
------------	-------------

Lease Rate	\$3.95 SF/Yr
------------	--------------

Location Information

Street Address	600 Fillmore St
City, State, Zip	Napoleon, OH 43545
County	Henry

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Lot Size	4.92 Ac
APN #	410095550100

Utilities & Amenities

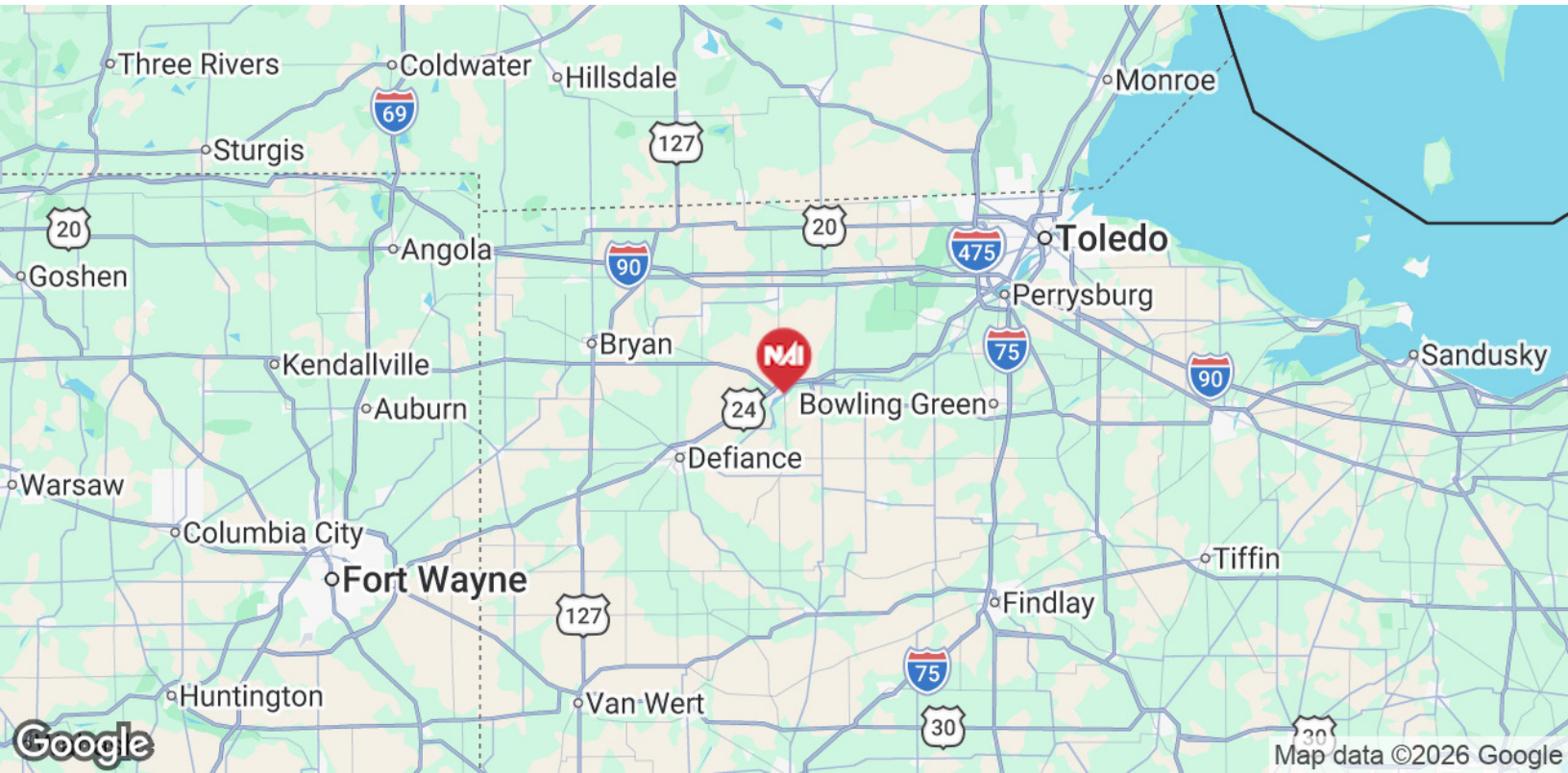
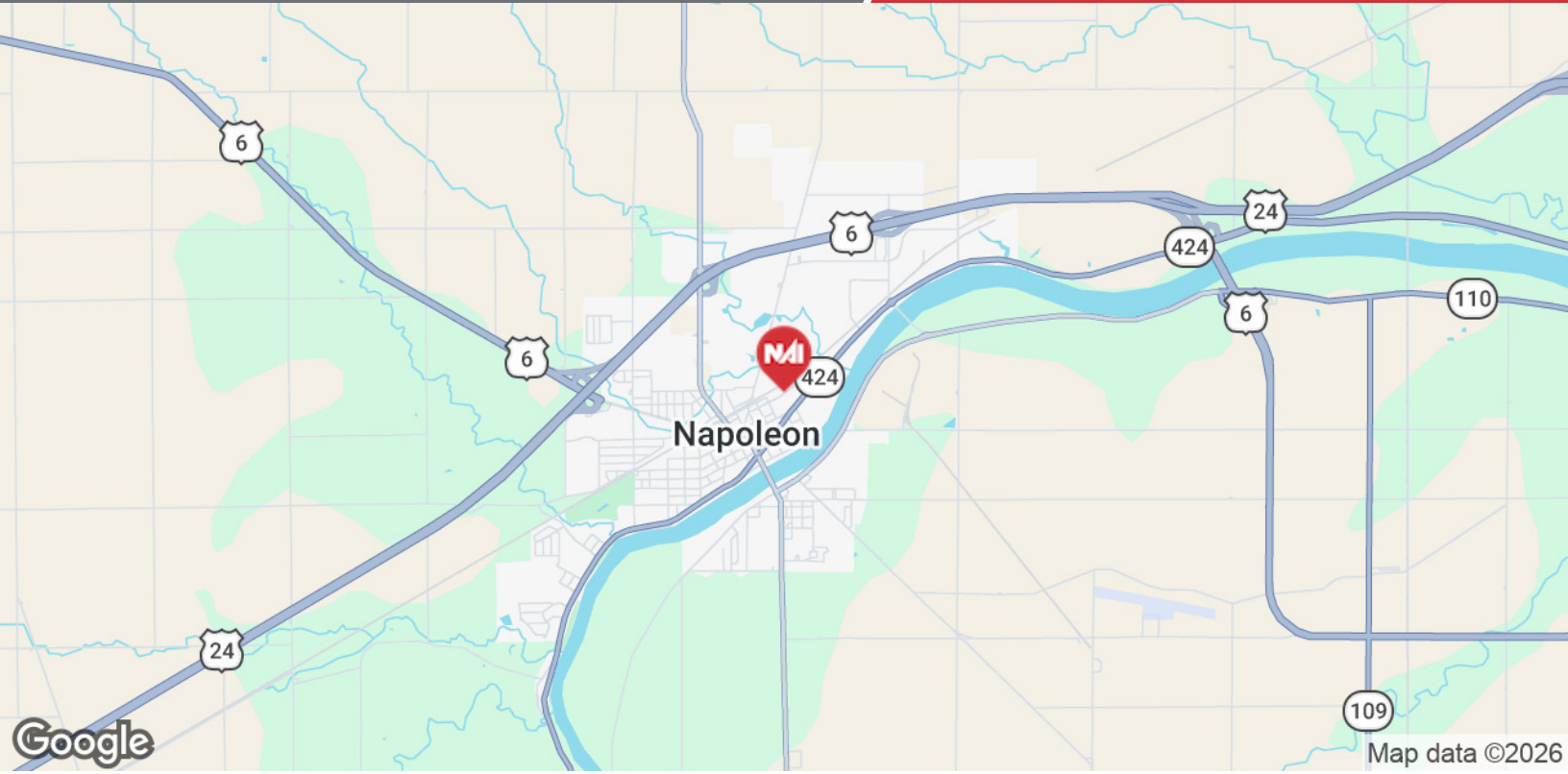
Restrooms	2
-----------	---

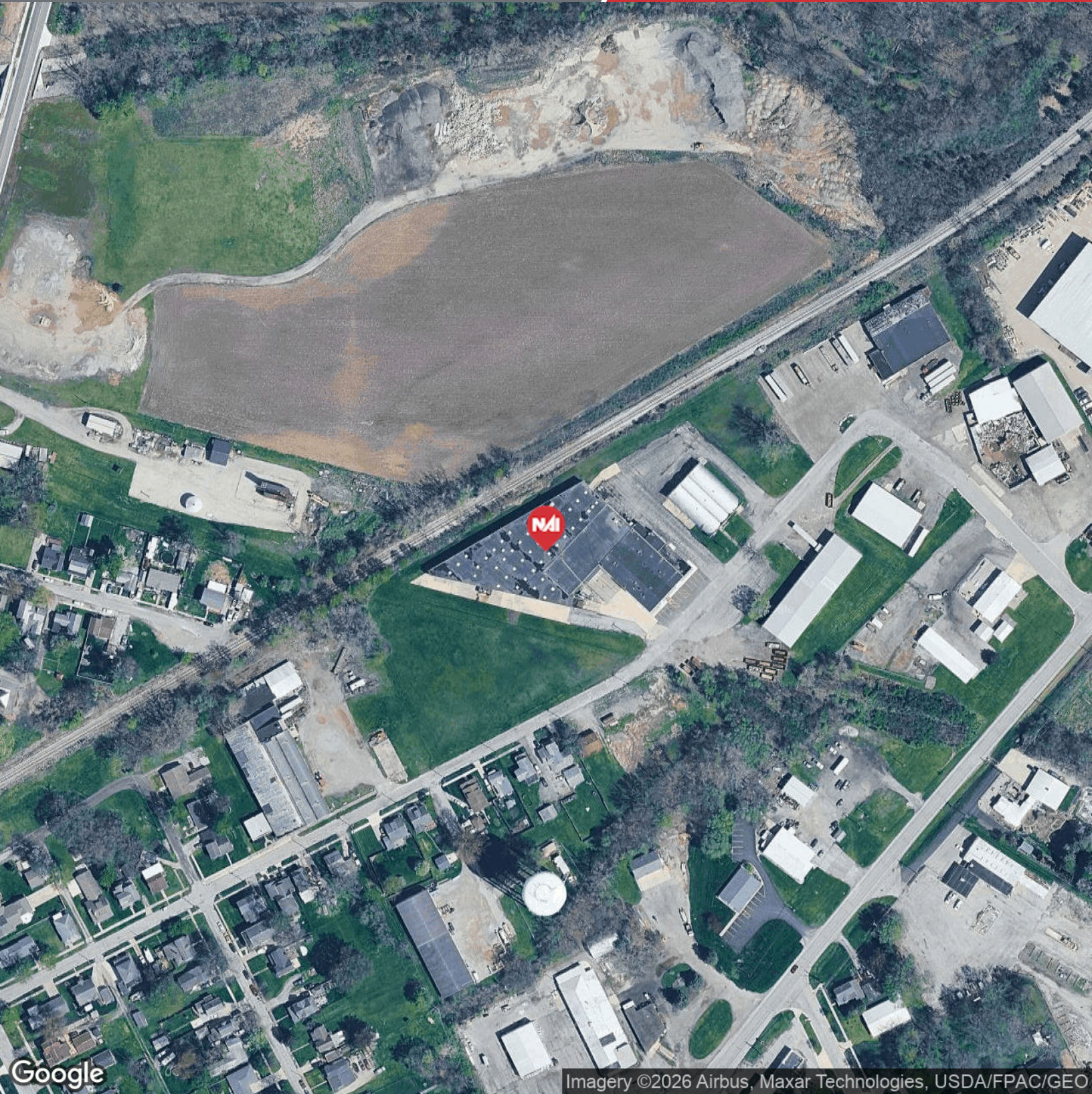
Building Information

Building Size	49,409 SF
Age	1940
Building Class	C
Number of Cranes	1- 5 Ton
Office Space	3,000 SF
Number of Floors	1
Year Last Renovated	2024
Condition	Average
Roof	Rubber
Number of Buildings	2
Dock Doors	3
Grade Doors	2
Electric	1200Amp 480/3PH







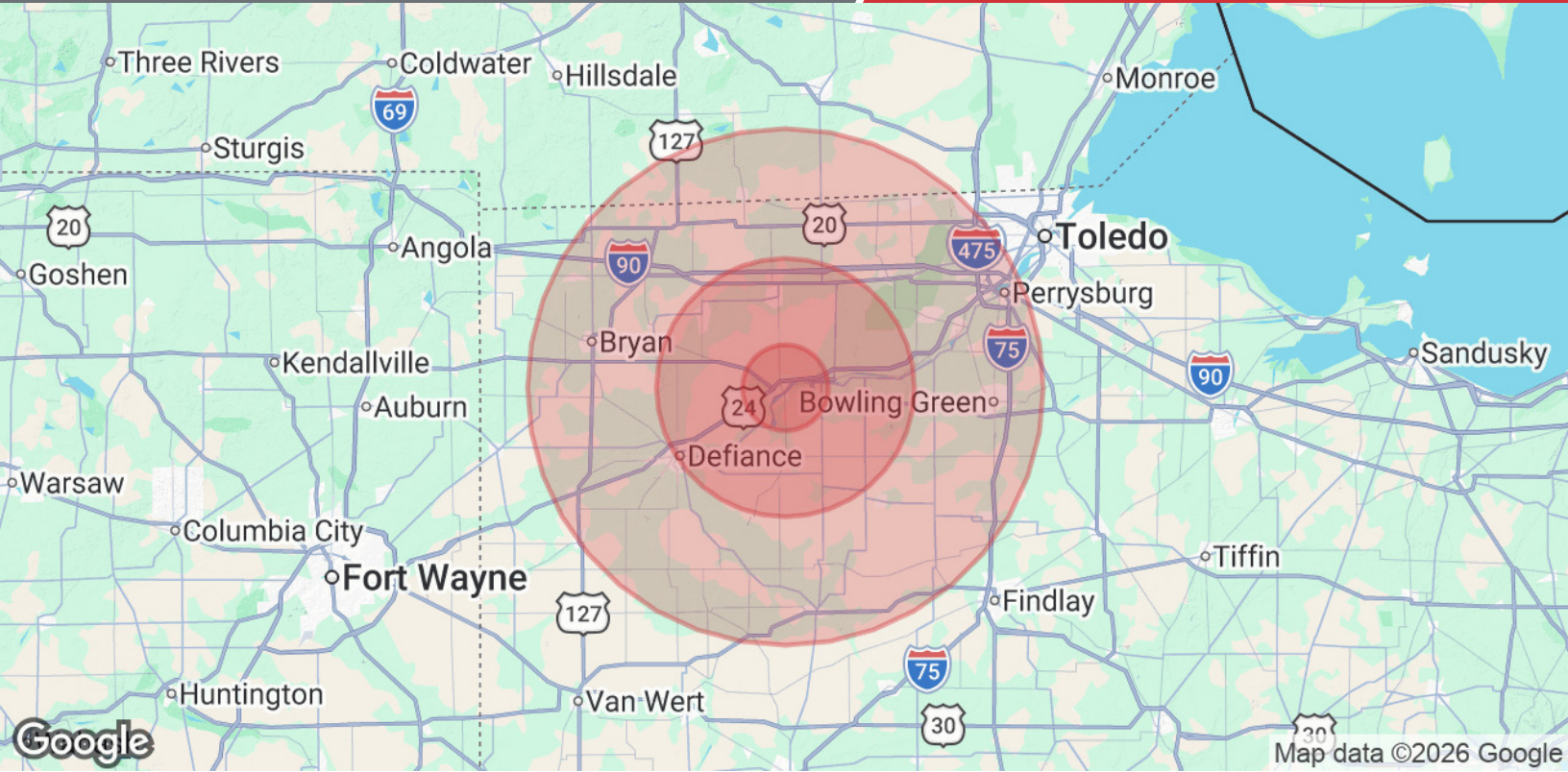


Google

Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GeoEye

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A
Toledo, OH 43623
419 960 4410 tel
naiharmon.com



Population	5 Miles	15 Miles	30 Miles
Total Population	11,817	75,604	336,456
Average Age	43	42	41
Average Age (Male)	41	41	40
Average Age (Female)	44	43	42
Households & Income	5 Miles	15 Miles	30 Miles
Total Households	5,033	30,629	135,747
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$86,798	\$96,863	\$101,028
Average House Value	\$197,285	\$200,271	\$235,299

Demographics data derived from AlphaMap



Mark Baringer

Vice President - Industrial/Investment

mbaringer@naitoledo.com

Direct: 419.438.5839 | Cell: 419.438.5839

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, office, shopping centers, multifamily, and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, national and global corporations, lending institutions, high-net-worth individuals, and regional and national investors. Mark also serves the counties outlying Toledo, 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 owning and operating his own appraisal firm.

Mark has been recognized by 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 Top Sales Broker and Top Industrial Leasing Broker categories.

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
- 2023 CoStar Lease of the Year-Toledo Market