

Land for Sale - 14 Acres
Industrial or Interstate Retail
Direct Access and Visibility to US 24



Industrial Dr. & Independence Dr. @ US 24/6

Napoleon, Ohio 43545

Property Highlights

- Industrial Dr. Site Sits On a Full Cloverleaf of US 24 & US 6
- Use for Either Industrial or Highway Retail- Can Be Split
- Level at Grade; Rail Frontage at Rear of Site
- Zoned Enclosed Industrial
- Napoleon Municipal Electric; New Napoleon Treatment Plant
- Truck Stops and Holiday Inn Express Close By
- Federal Opportunity Zone



Offering Summary

Sale Price:	Unpriced
Lot Size:	14 Acres
Land	Industrial or Interstate Retail

For More Information

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Becky Beck

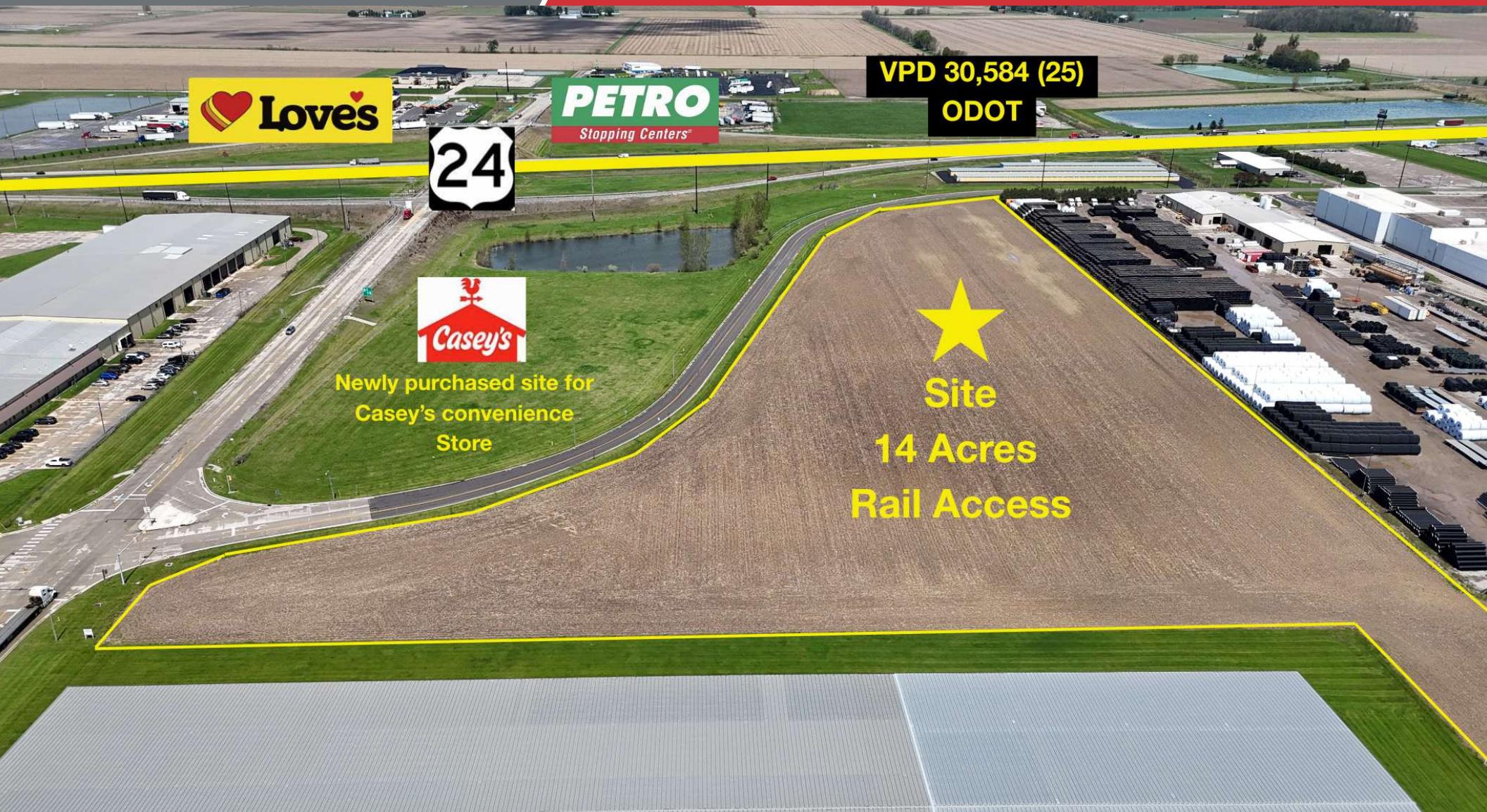
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Property Overview

- Strategic Location & Access
 - Directly off the full cloverleaf interchange of State Routes 24 & 6
 - Immediate highway access with truck stops and a Holiday Inn Express nearby
 - Frontage on NDW rail (Patriot Rail) with connections to Norfolk Southern & CSX
 - Transload facility located 3 blocks away
 - Stubbed road north of the cloverleaf leads to prime industrial development land
 - City of Napoleon municipal electric
 - Water & sanitary sewer by City of Napoleon; taps at north and SW corners
 - Proximity to a water tower (<¾ mile) may reduce sprinkler system costs
 - Large storm water retention area in SE corner
 - Ohio Gas: 6-8" line (145 psi) on Independence Dr
 - ANR/TransCanada: 12" high-pressure gas line (720 psi) along south rail
 - Pressures should be verified with utility providers

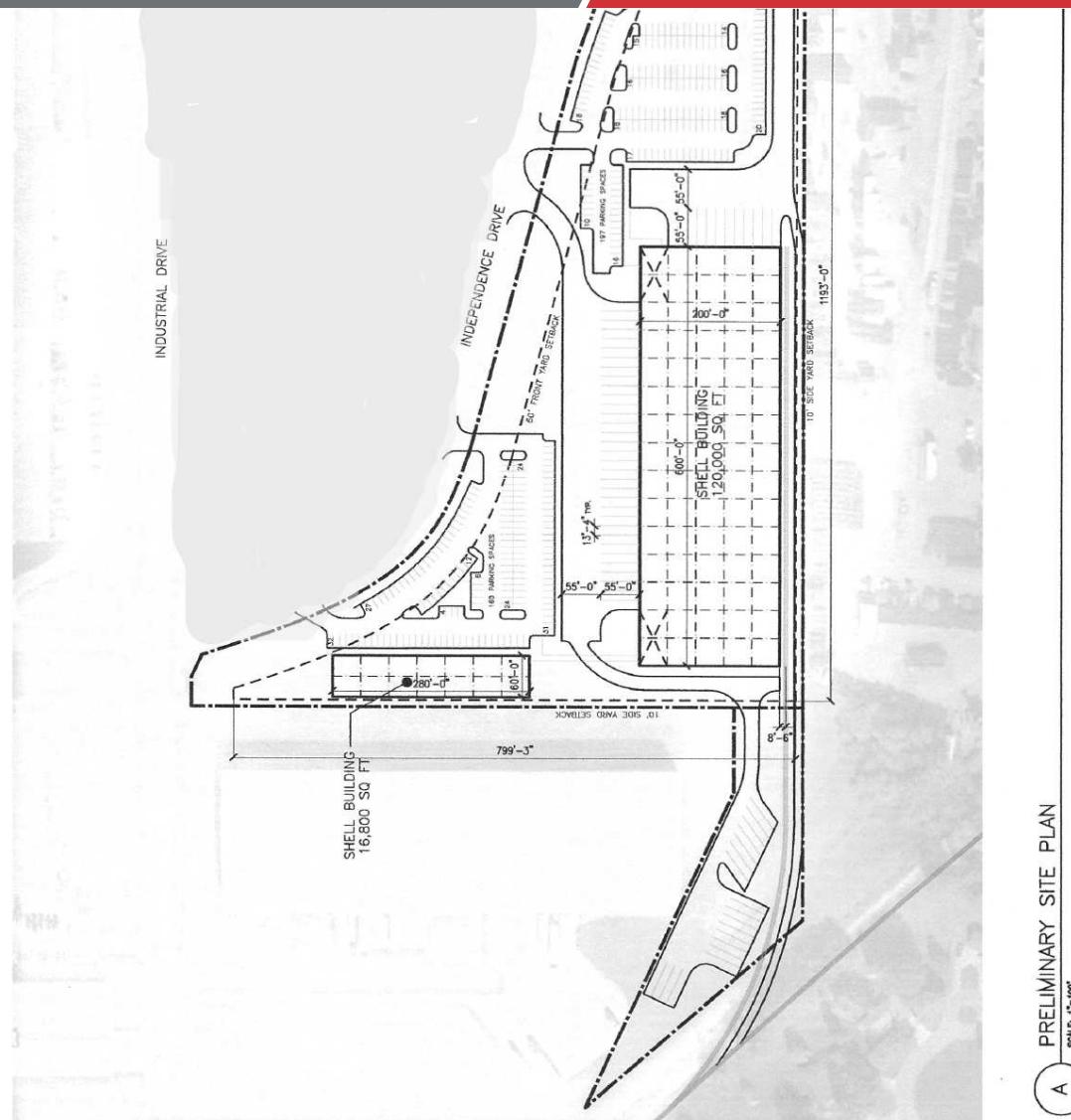
Prime Land for Interstate Retail/Industrial
14 Acres
Land Space



Rail Service Accessible
14 Acres
Land Space



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Population	10 Miles	20 Miles	30 Miles
Total Population	23,076	116,436	337,574
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42

Households & Income	10 Miles	20 Miles	30 Miles
Total Households	9,465	46,797	136,209
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$95,820	\$99,080	\$100,835
Average House Value	\$203,144	\$210,826	\$235,296

Demographics data derived from AlphaMap

