



## 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

#### Mark Baringer

O: 419 438 5839

mbaringer@naitoledo.com | OH #SAL.0000272275

#### Becky Beck

O: 419 960 4410 x321

bbeck@naitoledo.com | OH #SAL.2023004979



## 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 (<3/4 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





**VPD 30,584 (25)**  
**ODOT**



Newly purchased site for  
Casey's convenience  
Store



**Site**  
**14 Acres**  
**Rail Access**















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

