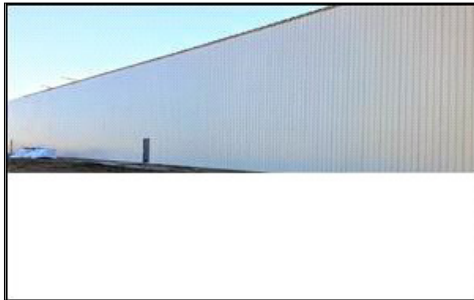


100k sq. ft. Industrial Spec Building - Independence Drive

Property Report (100k sq. ft. Industrial Spec Building - Independence Drive)



Property Details

Site/Building Name	100k sq. ft. Industrial Spec Building - Independence Drive
Street Address	620 Independence Drive
City	Napoleon
County	Henry County
Zip Code	43545
Type of space	Office, Industrial, Warehouse, Flex, Call Center
Min Size	99,099 sq ft
Max Size	198,198 sq ft
Last Updated	1/25/2018

Contact Information

Contact Name	Denise Dahl
City	Columbus
State	Ohio
Email	ddahl@henrycountyed.com

Availability	
Lease Terms	Triple Net
For Lease	Yes
Price per SF	3.75
Sale Terms	Triple Net
Ownership	Single Owner
Ownership Type	Investor
Number of Owners	1
Date Property is Available	March 2018
Lease Rate	\$ 3.75 /sf

Property Description	Located along US Route 6 and US Route 24 (4 Lane, divided highway, built to interstate specifications from Toledo to Fort Wayne), with on-ramp access within a few hundred feet. Location is 40 miles to Toledo, 63 miles to Fort Wayne, 100 miles to Detroit, 143 miles to Cleveland and 220 miles to Chicago. Only 16 miles to the nearest UPS center. The 100,000 sq. ft. building is located on 10.1 acres with additional acreage next to the parcel (up to 20.2 acres) available for future expansion.
Lease Type	- Triple Net. Tenant responsible for insurance and maintenance.

Building Details

Building sf	99,099 sf
Vacant	Yes
Available sf	99,099 sf
Is Building Expandable	Yes
Year Built	2017 - 2018
Building Type	Industrial
Building Dimensions	330'4" x 300'
Building Material	Nucor
Ceiling Height Max	30 ft
Docks	Yes
Number of Docks	8
Dock Door Height	14 ft
Drive In Doors	Yes
Column Spacing	30x50 ft
Floor Thickness	10"
Sprinkler	Yes
Sprinkler Type	Wet
Number of Floors	1

Building Description	Proposed building can be built-to-suit past the 100,000 square foot preliminary design. Sits on 10.1 acres with up to 20.2 remaining acres available for purchase. Office space can be customized. Fully customized to owners needs.
----------------------	--

Site Details

Parcel ID #(s)	280700780000
Industrial Park	Yes
Industrial Park Name	Napoleon Industrial Park
Build to Suit Opportunity	Yes
Business Near Site	Metal stamping, steel fabrication, concrete structure fabrication, polyethylene pipe manufacturing
Former Use	CAUV
Lot Size	10.1 acres
Total Acres	10.1 acres
Developable Acres	30.3 acres
Expansion Land	Yes

Divisible	Yes
Zoning	Industrial
Industrial Park Platted	Yes
Attainment: Sulfur Dioxide (1-Hour SO2)	Yes
Flood Plain	No

Incentives	
Incentive Areas	Yes
Enterprise Zone	Yes
Incentive URL	www.henrycountyed.com
Local Incentive Comments	This property is currently on a 100% abatement for 10 years starting after completion of building

Transportation	
Nearest Highway	US-24
Distance to Nearest Highway	0.4 miles
4 Lane	Yes
Highway 2	US-6
Distance to Highway 2	0.4 miles
Nearest Interstate	I-80/90
Distance to Nearest Interstate	14 miles
Interstate 2	I-75
Distance to Interstate 2	27 miles
Nearest Airport	Toledo Express Airport
Distance to Nearest Airport	27 miles
Airport 2	Fort Wayne International
Distance to Airport 2	70 miles
Airport 3	Henry County
Distance to Airport 3	5 miles
Nearest International Airport	Detroit Metro
Distance to International Airport	87 miles
Port	Yes
Port Name	Toledo-Lucas Port Authority
Distance to Port	43 miles
Rail	Yes
Rail Provider	Napoleon Defiance & Western
Distance to Rail	0.5

Utilities	
Electric	Yes
Electric Provider	City of Napoleon
Electric KVA	4000
Electric Volts	7200
Power Phases	3 phase
Distance to the electric substation	0.3 miles
Additional Electric Details	infrastructure can accommodate 8-14 million KWh
Gas	Yes
Gas Provider	Ohio Gas Company
Gas Line Size	3 in
Gas Pressure	20 PSI psi
Water at Site	Yes
Water Provider	City of Napoleon
Water Line Size	12 in
Excess Water Capacity at Site	5404274.641935 GPD

Water Excess Capacity As of Date	02/2016
Water Details	The capacity is 4.5 MGD, but currently produces 1.0 MGD. This excess capacity can be provided to this area of the city. City confirmed it can accommodate 4000 kVA with natural gas at 6 psi, domestic water at 2" and discharge at 6".
Sewer	Yes
Sewer Provider	City of Napoleon
Excess Sewer Capacity at Site	1080854.928387 GPD
Sewer Excess Capacity As of Date	2.2016
Sewer Line Size	12 in
Fiber Service to Site	Yes
Fiber Provider	Spectrum
Maximum Data Bandwidth	COAX - 50Mb x 5Mb; Fiber - 10GB x 10Gb
Telecom	Yes
Telecom Provider	Century Link
Utility Comments	This site is being constructed as a spec 'build to suit' therefore any requirements can be discussed to be included.

Environmental

Environmental Study Comments	1
------------------------------	---

Description

Current build-to-suit 100,000 sq.ft. building being built which can be customized to suit. Project building to be constructed in 2018 depending on customization and completion March 2018. Finished building price at 100,000 sq.ft. is \$3.75 psf triple net. Increase to size can be customized and cost adjusted.

Located along US Route 6 and US Route 24 (4 Lane, divided highway, built to interstate specifications from Toledo to Fort Wayne), with on-ramp access within a few hundred yards. Property is on a 10.1 acre parcel with 20.2 more acres to the east available for expansion. <https://www.facebook.com/RuppEnterprises/videos/10155858131953829/>

Attachments

[17-026 Building Review Set.pdf](#)
[Spec Building Time Chart.pdf](#)
[C1.1 Site Geometric Plan 6-15-2017.pdf](#)

620 Independence Drive

