

0 STATE ROUTE 424
NAPOLEON, OH 43545

VACANT LAND FOR SALE OR LEASE
2.39 Acres Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

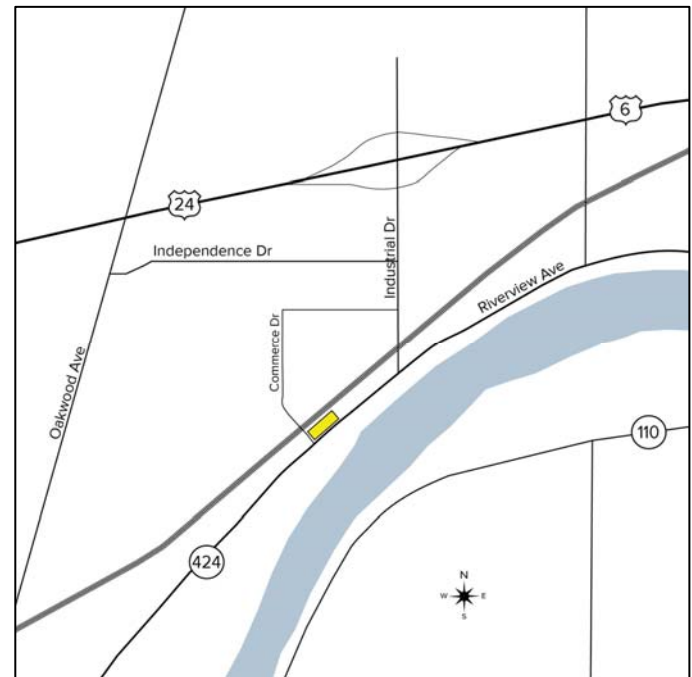
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$35,000
Lease Price:	\$1,000 per month plus real estate taxes and insurance
Acreage:	2.39 on 2 parcels
Dimensions:	485' x 215'
Closest Cross Street:	Commerce Drive
County:	Henry
Zoning:	Commercial
Easements:	Of record
Curb Cuts:	2 Approved on State Route 424 & 1 existing on Commerce Drive
Topography:	Flat
Survey Available:	Attached
Environmental Report:	No



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 249 6314 OR (419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 OR (419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

0 State Route 424, Napoleon, Ohio 43545

Vacant Land For Sale or Lease

2.39
Acres
AVAILABLE

PROPERTY DESCRIPTION

Drainage:	Street
Improvements:	Undeveloped
Restrictions:	Of Record
Sign on Property:	Yes
Traffic Counts:	Industrial Drive -7,613 vehicles per day

Adjacent Land

North:	Vacant land
South:	Mini Storage Company
East:	Vacant land – Maumee River
West:	Vacant land

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,213	\$39,030
3 MILE	9,321	\$51,405
5 MILE	11,901	\$55,756

UTILITIES

Electric:	Existing on west side and at the right of way along 424
Gas:	Ohio Gas – along frontage of 424
Water:	Existing on west side and at the right of way along 424
Sanitary Sewer:	Existing on west side and at the right of way along 424
Storm Sewer:	12” storm sewer

2021 REAL ESTATE TAXES

Parcel:	28-079301.0040 28-079301.0060
Total Annual Taxes:	\$574.94

Comments:

- Proposed development on Commerce Park.
- Ideally suited for a staging yard.
- 40’ trailer available.
- Extra storm catch basin available.
- Also available for sale.

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 249 6314 OR (419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 OR (419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

REPLAT OF NAPOLEON COMMERCE PARK - PLAT 1

SITUATED IN THE WEST HALF (1/2) OF SECTION 7, T5N,
 RTE. CITY OF NAPOLEON, HENRY COUNTY, OHIO



Surveyor Certificate

I do hereby certify this plat represents a survey made by me and that the specified monuments will be placed as shown within one year of the acceptance of this plat.

Date: April 21, 2003

Nicholas F. Roman
 Nicholas F. Roman, P.S.
 Ohio Reg. Surveyor No. 8-8129

Planning Commission Certificate

Under authority provided by R. C. Chapter 711 and Chapter 1109 of the Napoleon Code Ordinance, this plat is hereby approved by the Planning Commission of the City of Napoleon.

Date: February 11, 2003
 Res. PC 03-04

Michael Cook
 Michael Cook, Chairman

Gregory J. Heath
 Gregory J. Heath, Clerk of Council

City Engineer Certificate

In accordance with Ohio R. C. 711.02, the undersigned, being the Engineer for the City of Napoleon, Ohio hereby certifies that the streets as laid out on the plat of such addition corresponds with those laid out on the recorded plat of the Commission.

Date: April 28, 2003

Joseph R. Kleins
 Joseph R. Kleins, City Engineer

Description of Napoleon Commerce Park - Plat 1

Lot 1
 A parcel of land being part of the West one-half (1/2) of Section seven (7), Township five (5) North, Range seven (7) East, City of Napoleon, Henry County, Ohio and being more particularly described as follows:

Commencing at the intersection of the southerly right-of-way line of the Maumee-Western Railroad with the East line of the West one-half (1/2) of Section seven (7);

Thence southwesterly along the said southerly right-of-way line of the Maumee-Western Railroad, having an assumed bearing of South forty-eight (48) degrees, twenty-nine (29) minutes, and forty-eight (48) seconds West, a distance of one thousand, six hundred eighty-two and fifty-three hundredths (1602.53) feet to a 1/2" x 30" iron pin set at the TRUE POINT OF BEGINNING;

Thence southeasterly along a line having a bearing of South forty-one (41) degrees, twenty-three (23) minutes, and fifty-two (52) seconds East, a distance of two hundred fourteen and twenty-three hundredths (214.23) feet to a 1/2" x 30" iron pin set on the center line of State Route 424 and Old Canal Road;

Thence southwesterly along the center line of State Route 424, and Old Canal Road, having a bearing of South forty-eight (48) degrees, thirty-four (34) minutes, and thirty-four (34) seconds West, a distance of two hundred ninety-four and fifty-two hundredths (294.52) feet to a 1/2" x 30" iron pin set;

Thence northwesterly along a line having a bearing of North forty-two (42) degrees, twenty-three (23) minutes, and twenty-three (23) seconds East, a distance of two hundred thirteen and eighty-five hundredths (213.85) feet to an iron pin found on the southerly right-of-way line of the Maumee-Western Railroad;

Thence northwesterly along the southerly right-of-way line of the Maumee-Western Railroad, having a bearing of North forty-eight (48) degrees, twenty-nine (29) minutes, and forty-eight (48) seconds East, a distance of two hundred ninety-eight and twenty-two hundredths (298.22) feet to the TRUE POINT OF BEGINNING.

Containing 63,431 square feet, which is equal to one and four hundred fifty-six thousandths (1.456) acres of land, more or less. Subject, however, to all highways and easements of record.

Lots 2 and 3

A parcel of land being part of the West one-half (1/2) of Section seven (7), Township five (5) North, Range seven (7) East, City of Napoleon, Henry County, Ohio and being more particularly described as follows:

Commencing at the intersection of the southerly right-of-way line of the Maumee-Western Railroad with the East line of the West one-half (1/2) of Section seven (7);

Thence southwesterly along the said southerly right-of-way line of the Maumee-Western Railroad, having an assumed bearing of South forty-eight (48) degrees, twenty-nine (29) minutes, and forty-eight (48) seconds West, a distance of one thousand, one hundred eighteen and eight hundredths (1118.08) feet to a 5/8" iron pin found at the TRUE POINT OF BEGINNING;

Thence southeasterly along a line having a bearing of South forty-one (41) degrees, thirty-four (34) minutes, and twenty (20) seconds East, a distance of two hundred fifteen and two hundredths (215.02) feet to a railroad spike found on the center line of State Route 424 and Old Canal Road;

Thence southwesterly along the center line of State Route 424, and Old Canal Road, having a bearing of South forty-eight (48) degrees, thirty-four (34) minutes, and thirty-four (34) seconds West, a distance of four hundred eighty-five and zero hundredths (485.00) feet to a 1/2" x 30" iron pin set;

Thence northwesterly along a line having a bearing of North forty-one (41) degrees, twenty-three (23) minutes, and fifty-two (52) seconds East, a distance of two hundred fourteen and thirty-four hundredths (214.34) feet to a 1/2" x 30" iron pin set on the southerly right-of-way line of the Maumee-Western Railroad;

Thence northwesterly along the southerly right-of-way line of the Maumee-Western Railroad, having a bearing of North forty-eight (48) degrees, twenty-nine (29) minutes, and forty-eight (48) seconds East, a distance of four hundred eighty-four and forty-five hundredths (484.45) feet to the TRUE POINT OF BEGINNING.

Containing 104,071 square feet, which is equal to two and three hundred eighty-nine thousandths (2.389) acres of land, more or less. Subject, however, to all highways and easements of record.

DEDICATION CERTIFICATE

I, Al Blackwood of Blackwood Construction Services, Owner of the real estate herein described do hereby approve this plat, and do hereby assent to the adoption of this subdivision plat and do hereby dedicate the street right-of-ways 1 thru 3, inclusive, and utility easements and appurtenances therein to public use.

Al Blackwood
 Al Blackwood, Owner

City Council Certificate

Under the authority provided by Ohio R. C. 711 and Chapter 1109 of the Napoleon Code Ordinance, the plat is hereby approved by the City Council of the City of Napoleon.

Date: February 17, 2003

Andrew J. Smith
 Andrew J. Smith, Mayor

Gregory J. Heath
 Gregory J. Heath, Attest: Clerk of Council

County Auditor Certificate

Transferred this 21st day of May, 2003.

W. C. Y. Z. ...
 W. C. Y. Z. ..., Henry County Auditor

County Recorder Certificate

Filed for record this May 21, 2003 at 09:01 A. M.

Recorded on MAY 21, 2003 on slide No. 284

Fee: \$ 21.60

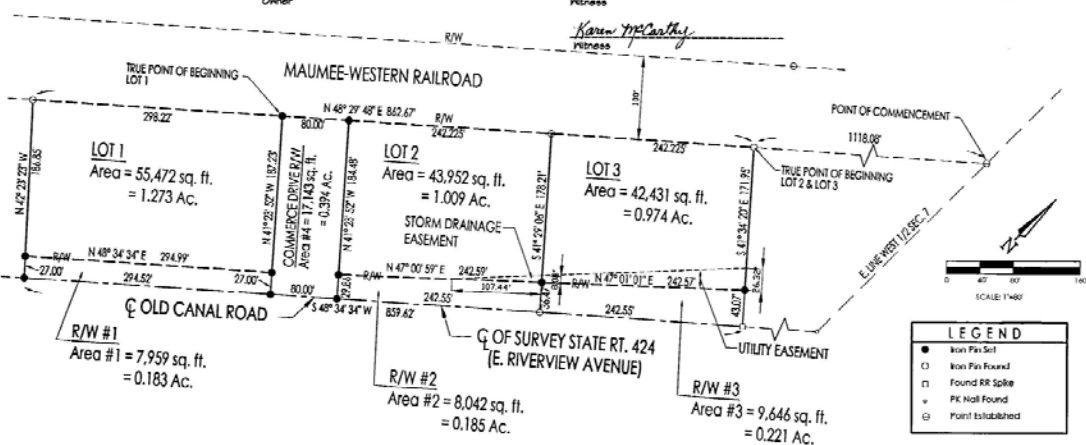
Debra ...
 Debra ..., Henry County Recorder

STATE OF OHIO, HENRY COUNTY, SS:
 Before me the undersigned Notary Public in and for the county and state, personally appeared Al Blackwood of Blackwood Construction Services, owner of the real estate described herein, who did acknowledge the execution of the foregoing instrument as his voluntary act and deed.

Witness my hand and notarial seal this 16 day of May, 2003

Roxanne ...
 Roxanne ..., Notary

0000003554
 FILED FOR RECORD IN
 HENRY COUNTY OHIO
 (SHELBY W. HULLIGER)
 05-21-2003 09:01:01 a.m.
 1412



Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.