

600 FILLMORE STREET
NAPOLEON, OH 43545

INDUSTRIAL BUILDING FOR SALE OR LEASE
49,409 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



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GENERAL INFORMATION

Sale Price:	\$1,695,000
Lease Rate:	\$3.95/SF NNN
Building Sizes:	49,409 SF - Main Building 8,432 SF - Quonset Hut
Number of Buildings:	2
Number of Stories:	1
Year Constructed:	1940, 1946, 1947 and 1950
Condition:	Good
Acreage:	4.946
Land Dimensions:	Irregular – see attached survey
Closest Cross Street::	Maple Street
Nearest Interstate:	US-24 (1.5 miles)
County:	Henry
Zoning:	I-1 Enclosed Industrial
Parking:	80+/- spaces with room to expand
Curb Cuts:	Multiple
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	Approximately 3,000 sf
Shop Space:	Approximately 46,409 sf
Exterior Walls:	Concrete block
Structural System:	Steel frame
Roof:	Firestone rubber
Floors:	Approximately 6" thick
Floor Coverings:	Tile and carpet in office and breakroom
Ceiling Height:	18' in production area 14' in assembly area
Basement:	No
Heating:	Radiant tube in production, assembly and shipping areas; GFA in office
Air Conditioning:	Central in breakroom area and QC lab
Power:	1200-amp, 277/480 V, 3 phase (capable of 1600-amp)
Security System:	Yes
Restrooms:	2 men's and 2 women's
Overhead Doors:	2
Truck Well/Dock:	3 with levelers, bumpers, seals
Sprinklers:	Yes – updated system
Signage	Facia
Rail:	No
Cranes:	Production Area 1 – 5-ton (27' x 150') crane Assembly Area 1 – 2-ton monorail crane (crane rail only)
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	B & B Molded Products (MTM – Rent = \$2,700/mo.) Rivercity Speed Shop, LLC (MTM – Rent = \$500/mo.)
Occupancy Date:	Closing/lease execution
Sign on Property:	Yes
Showing Instructions:	By appointment

LEASE DETAILS

Term:	5 to 10 years
Security Deposit:	Equal to 1 st month rent
Options:	Negotiable
Improvements Allowance:	As Is condition
Tenant Responsibilities:	All NNN charges and operating expenses. For 2026 are estimated at \$1.00 PSF.

2026 REAL ESTATE TAXES

Parcel Numbers:	41-009555.0100 and 0160
Total Annual Taxes:	\$14,288.60 (\$0.29 psf)

Comments:

- Clean manufacturing property - previously used for injection molding.
- **Current Income = \$3,200/mo. and \$38,400/yr.**
- 2" insulation black rubber roof.
- Buss duct.
- Heavy power building.
- Additional 8,432 square foot Quonset hut on property.
- Possibility to expand.
- Survey and environmental reports on file.

STRATEGIC PARTNERS

Click on the interactive links below to visit each website:



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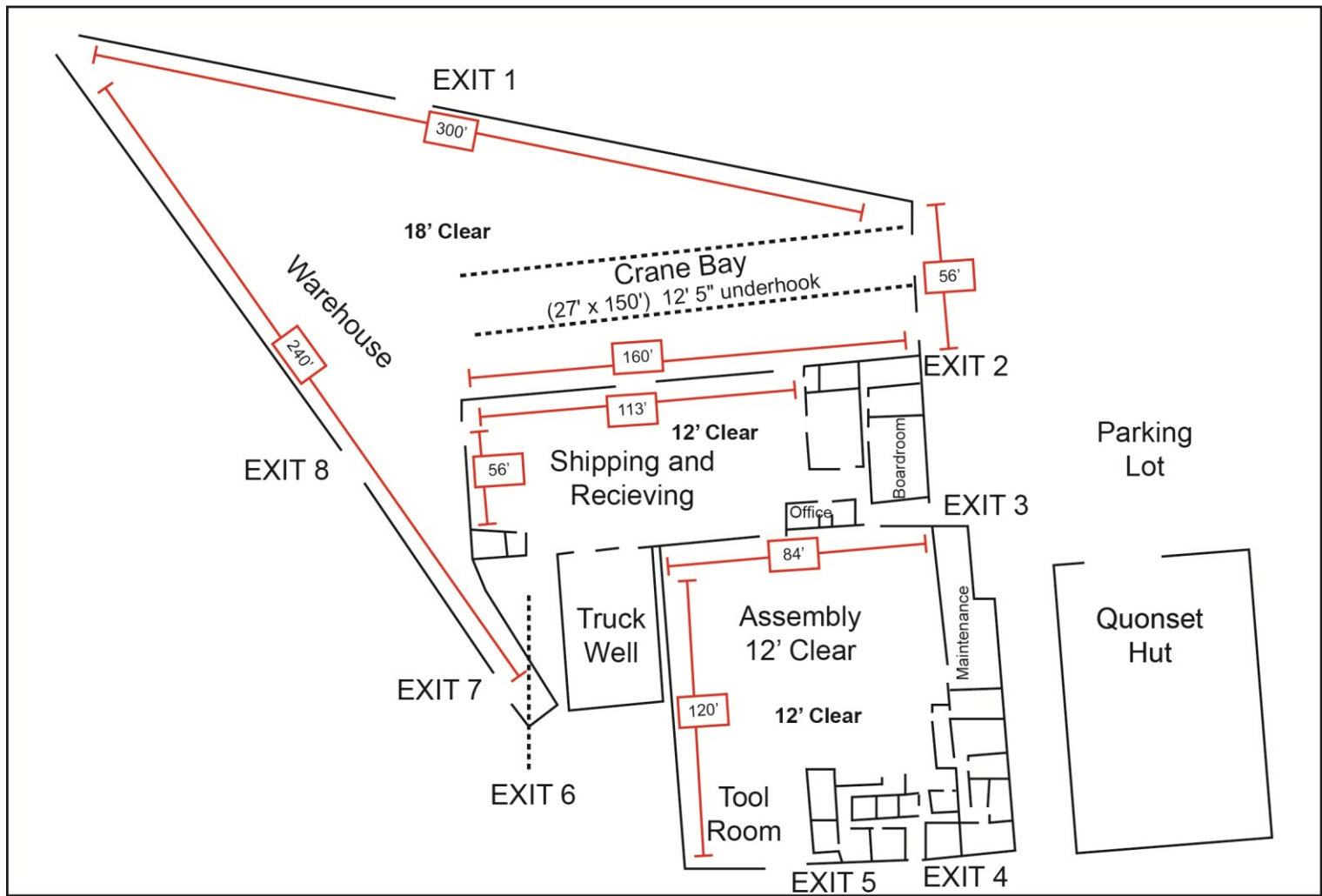
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UTILITIES	
Electric:	City of Napoleon
Gas:	Ohio Gas (4" line/PSI:20)
Water:	City of Napoleon (12" line/capacity: 1,700,000 GPD)
Sanitary/Storm Sewer:	City of Napoleon (10" line/capacity: 750,000 GPD)
Current Internet:	Bright Net

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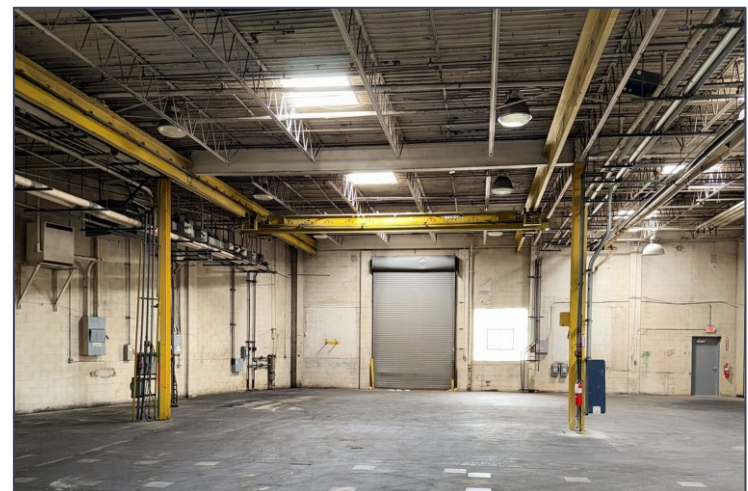
Warehouse Area



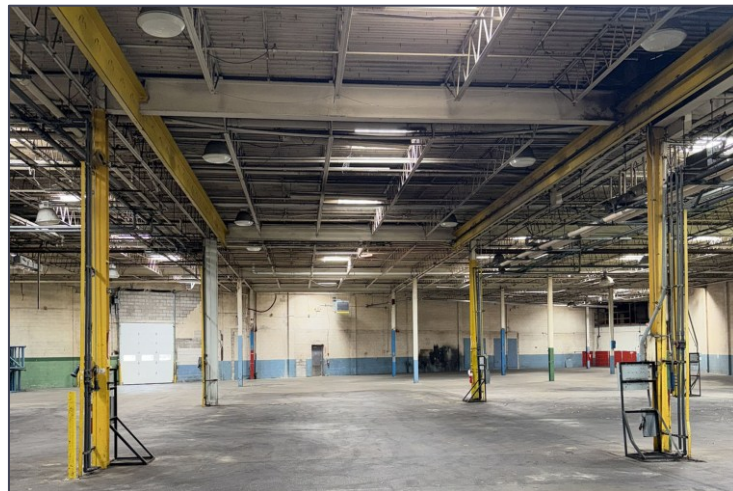
Assembly Area - 12' Clear



Shipping/Receiving – 12' Clear



Crane Bay – 18' Clear



Crane Bay – 18' Clear



Quonset Hut

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DRIVING INSTRUCTIONS

Take State Route 24 (Anthony Wayne Trail) west to Napoleon.

Exit at the Industrial Drive exit (Harley Davidson dealer).

Turn south, crossing over State Route 24.

Proceed to dead end (Riverview).

Turn west.

Drive 1/2 mile to Fillmore and turn north.

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