



## 1409 N. Scott St.

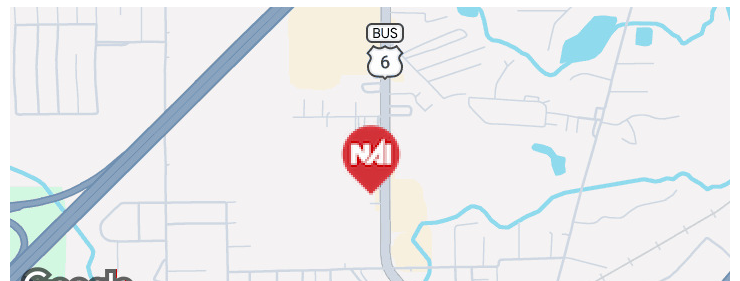
Napoleon, Ohio 43545

### Property Highlights

- 7700 SF front retail/ commercial
- Finished Epoxy floor and LED track lighting
- ADA compliant restrooms
- Includes 1200 SF work space
- 15,896 SF middle and back warehouses
- 400 AMP 3-phase electric in back warehouse; stubbed in middle

### Property Overview

Front retail space remodeled in 2016, this property location has high visibility along the main thoroughfare from US-24 to downtown Napoleon. Two driveway entrances on N. Scott St., allowing for easy access off main road. Middle and back warehouse with 15.5' - 18' ceilings, and electrical updated in 2021 to accommodate light manufacturing. Middle warehouse stubbed for electric.



### Offering Summary

Sale Price:	\$749,000
Available SF:	23,896 SF
Acres:	0.86

### For More Information

#### Mark Baringer

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mbaringer@naitoledo.com

#### Becky Beck

O: 419 960 4410 x321  
bbeck@naitoledo.com

<b>Sale Price</b>	<b>\$749,000</b>
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### Location Information

Street Address	1409 N. Scott St
City, State, Zip	Napoleon, OH 43545
County	Henry
Market	Toledo
Sub-market	Napoleon
Township	Napoleon
Side of the Street	West
Signal Intersection	No
Market Type	Small
Nearest Highway	US-24
Nearest Airport	Toledo Express

### Building Information

Building Size	23,896 SF
Ceiling Height	9' drop ceiling in front retail, 15.5 ft - 18 ft in warehouse
Number of Floors	1
Year Built	1967
Year Last Renovated	2021
Construction Status	Existing
Roof	Flat rubber on warehouse, metal roof on front retail
Building	Block

### Property Information

Property Type	Industrial
Property Subtype	Flex   Warehouse   Retail
Zoning	Warehouse: Storage
Lot Size	0.86 Acres
APN #	410093670300 & 411400080000
Traffic Count	8683
Traffic Count Street	Scott St.

### Parking & Transportation

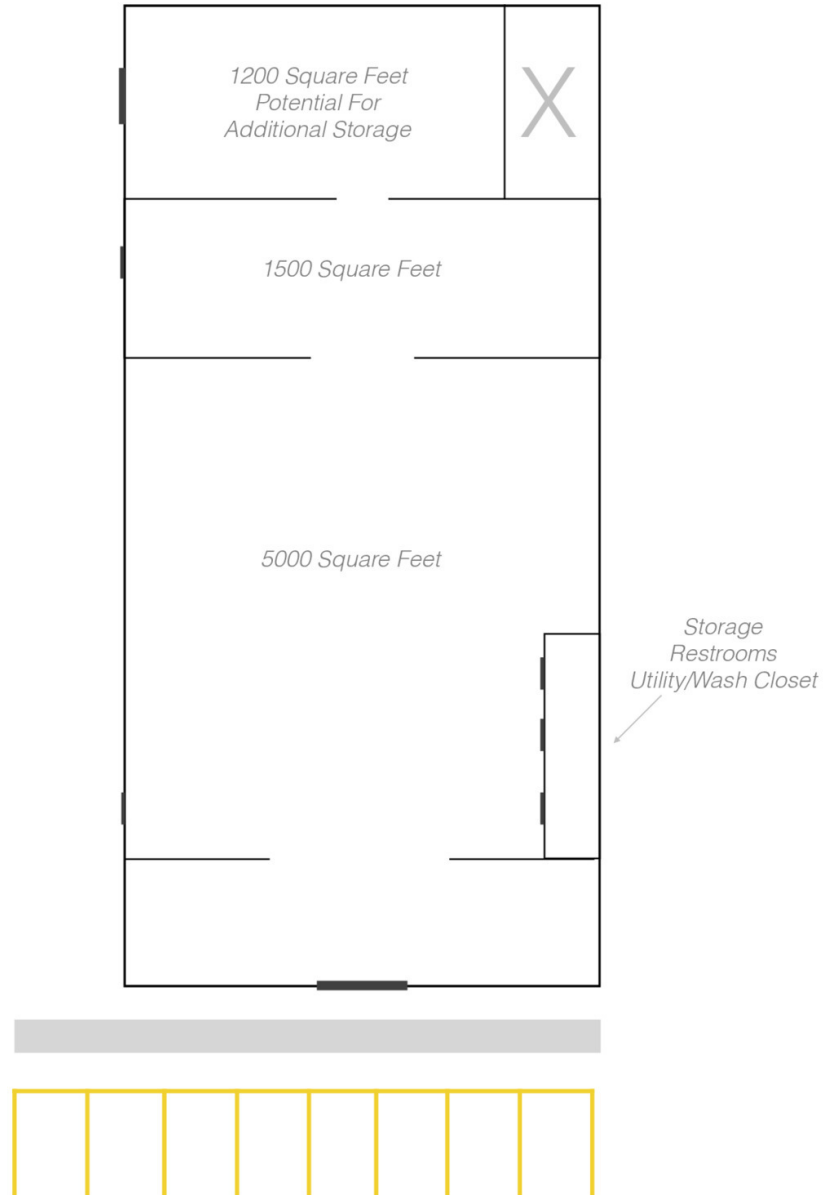
Street Parking	No
Parking Type	Surface

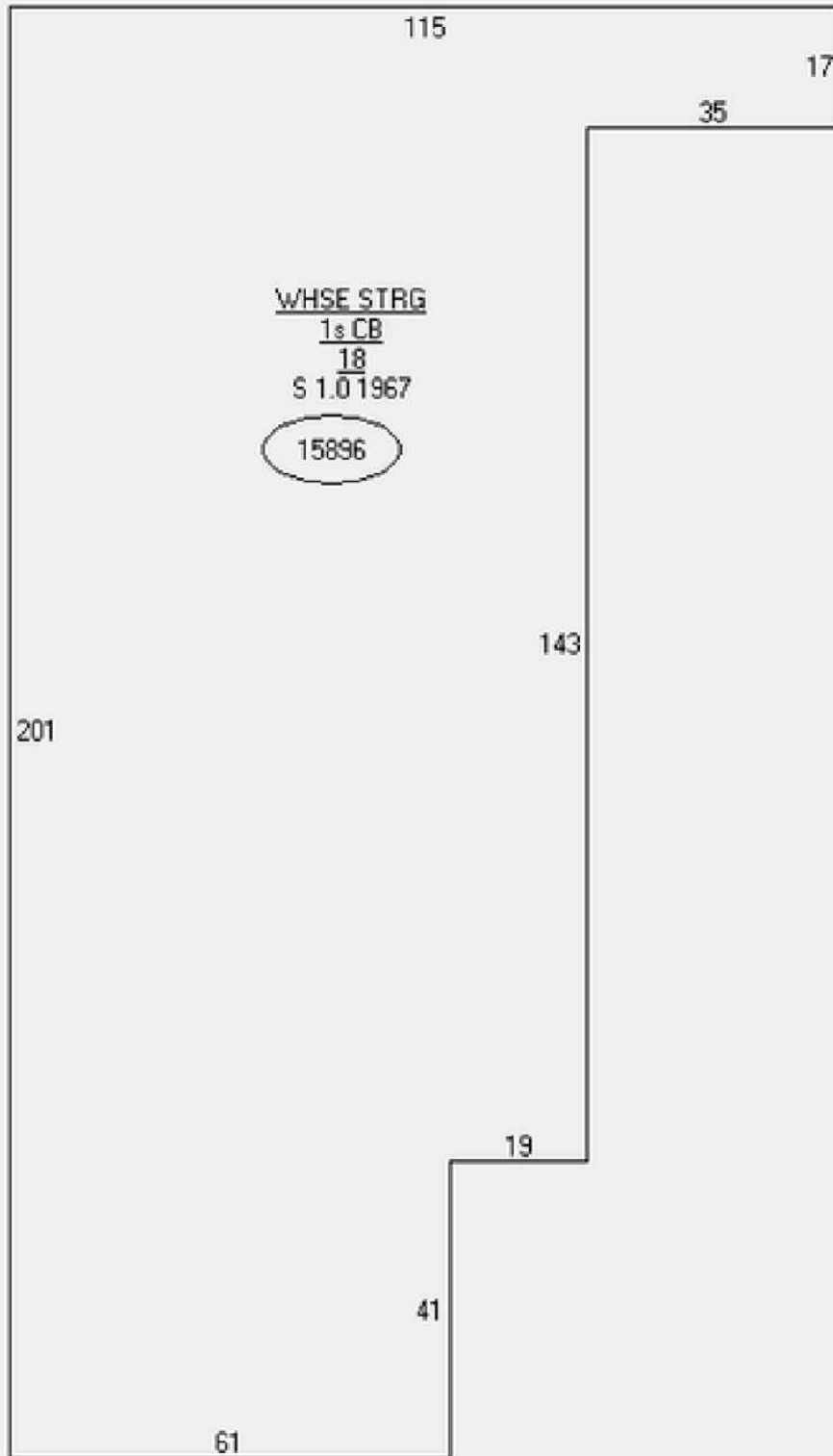
### Utilities & Amenities

HVAC	Back section of warehouse - High efficiency, gas fired radiant heat; gas-fired heater for loading dock area - new HVAC will be needed in the near future
Electric	Electrical Service upgraded in 2021 to 400 AMP 3-phase 120/208 v. New outlets and recepticals added, new exterior lights added to building. Central section of warehouse has electrical set for adding additional lighting.
Loading Description	2 loading dock bays with motion-activated lighting with new doors installed in 2021. New (2) 12' overhead doors. West door is at street level, north door has a 28" loading height. Both doors are remote activated. (2) 10' overhead doors. West door is remote activated with a loading height of 18 1/2"
Restrooms	2 - single stall

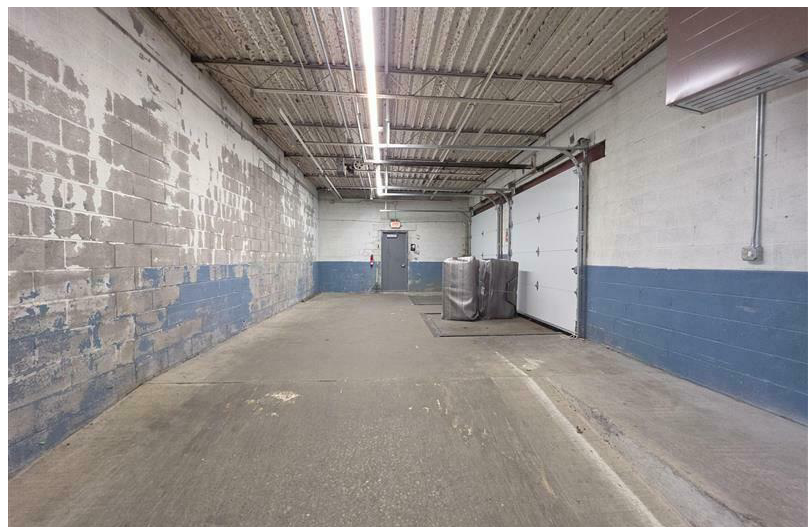
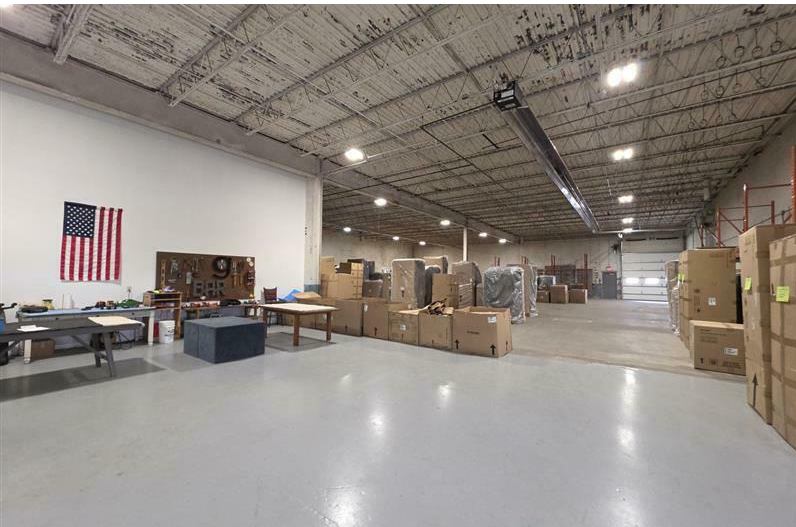
### Taxes

2024	Real Estate Net Taxes - \$9,721.36
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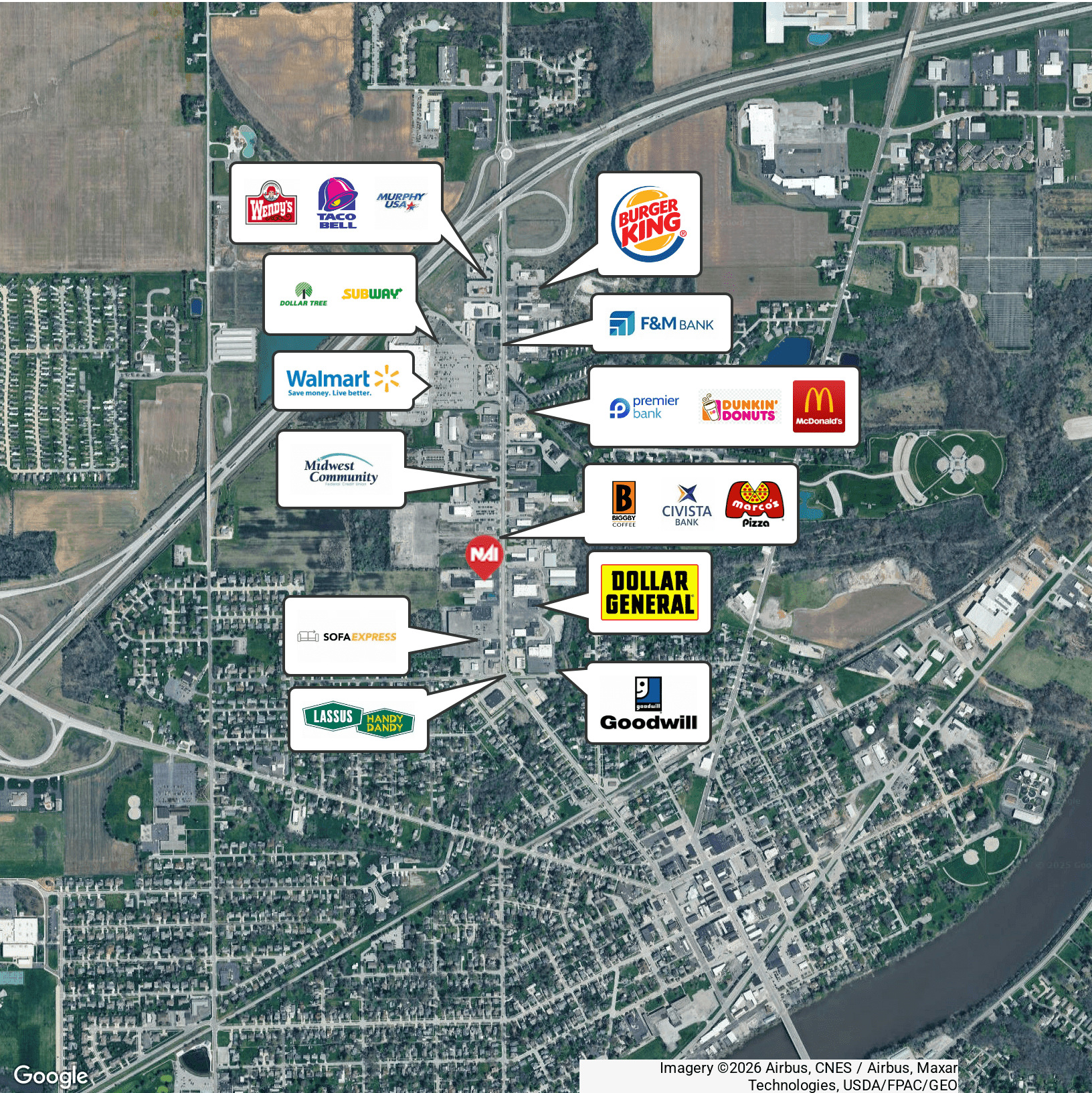










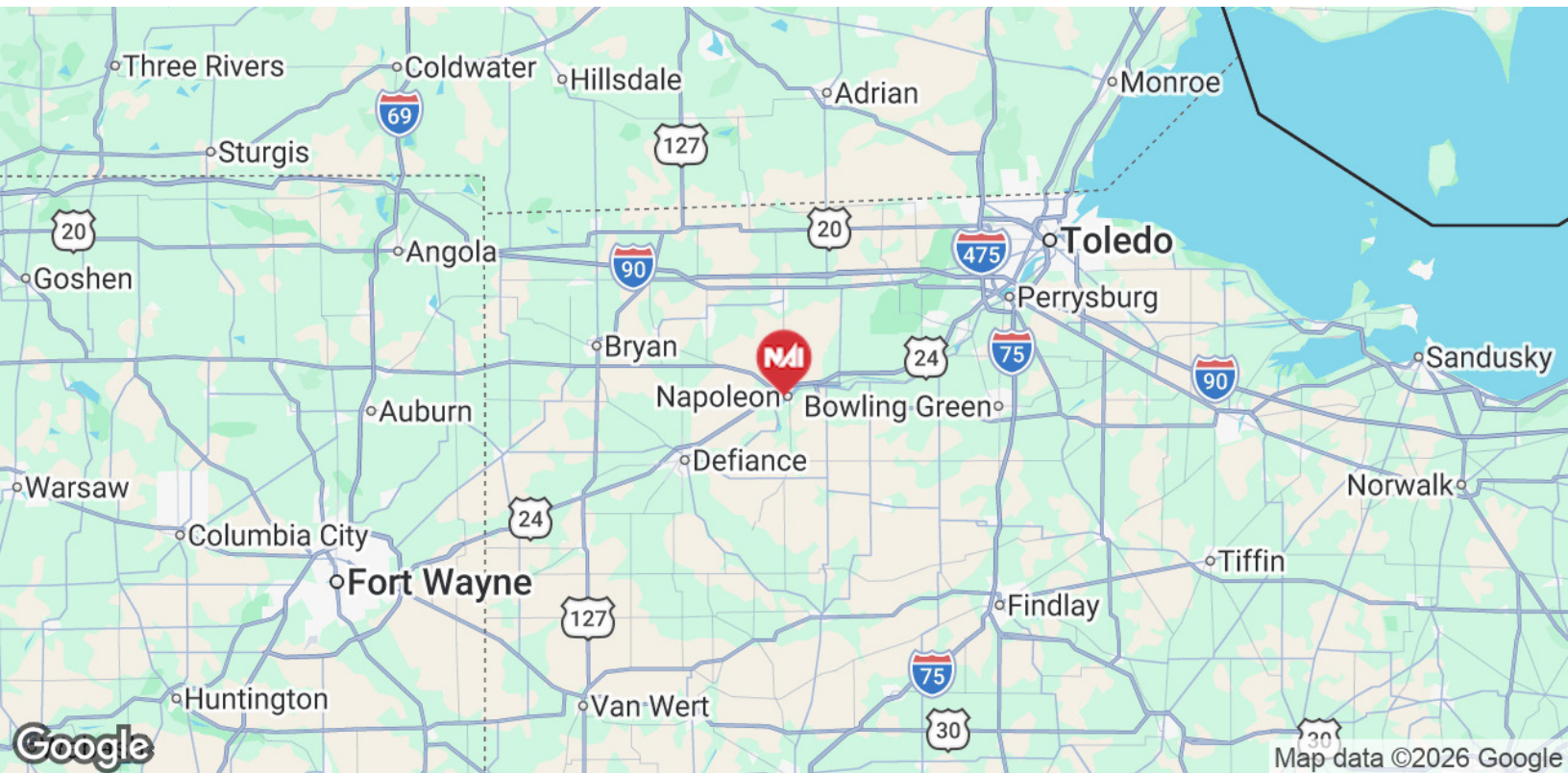
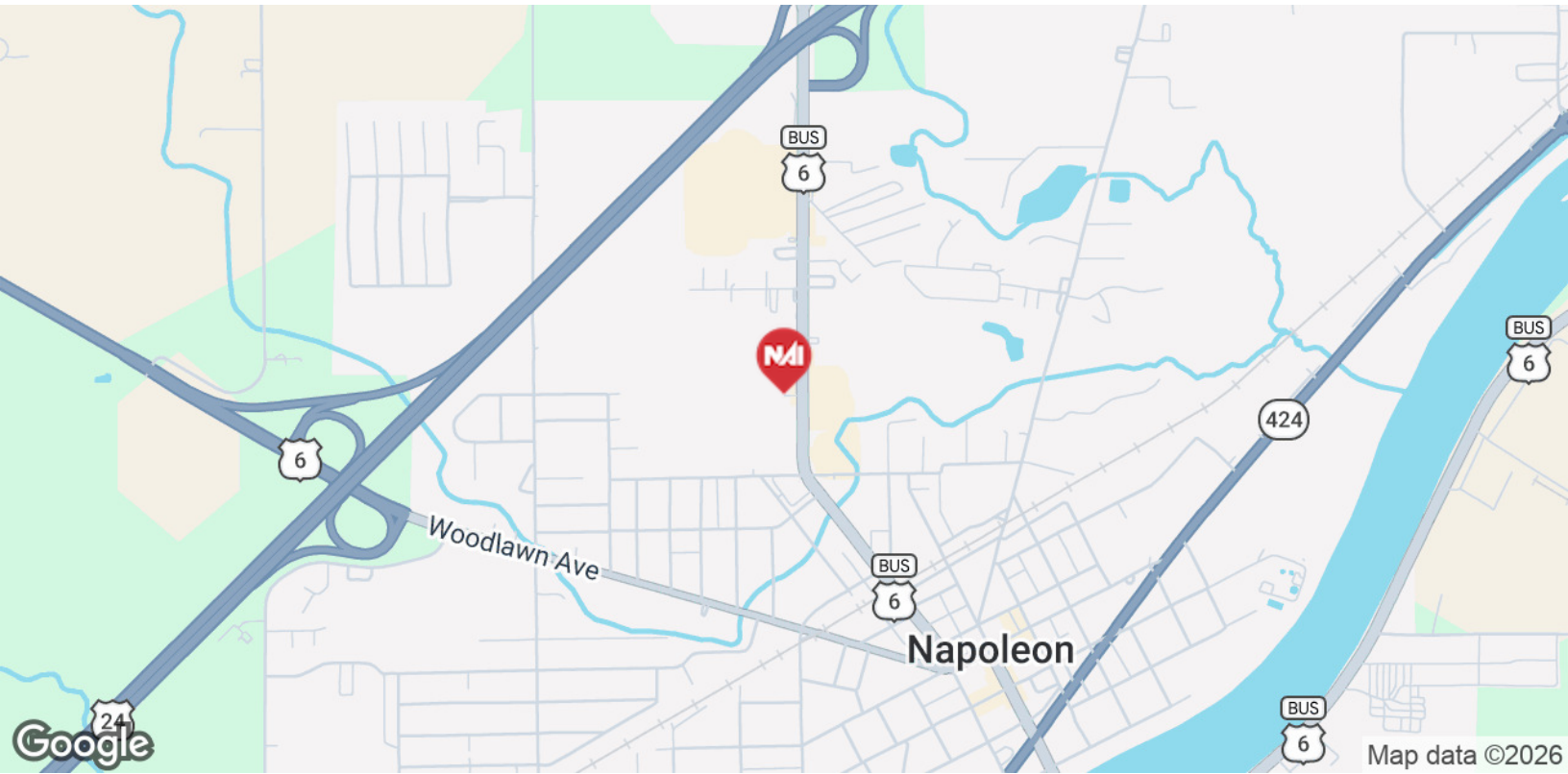


Google

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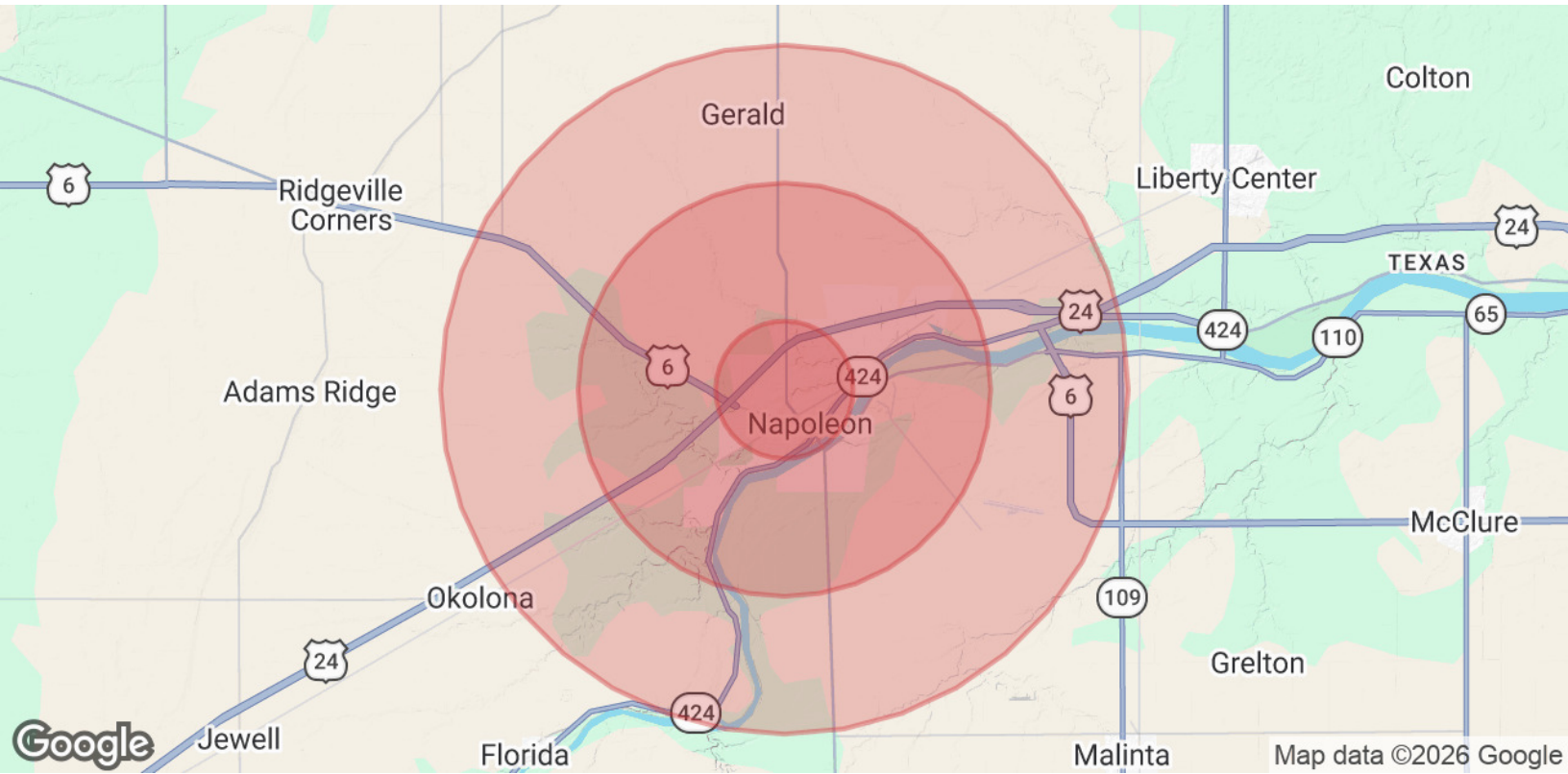
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	5,560	9,792	11,829
Average Age	41	43	43
Average Age (Male)	39	41	41
Average Age (Female)	42	44	44
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	2,447	4,227	5,034
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$80,293	\$82,785	\$87,036
Average House Value	\$189,645	\$190,488	\$198,016

2020 American Community Survey (ACS)



## Mark Baringer

Vice President - Industrial/Investment

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OH #SAL.0000272275

### Professional Background

As a Vice President with NAI Harmon Group in Toledo Mark specializes in the leasing and sale of industrial properties, and sale of investment properties including industrial, office, shopping centers multifamily and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, national and global corporations, and regional and national investors. Mark also serves the counties outlying Toledo including the communities of Defiance, Lima, and Findlay across all property types. Mark has over 40 years of commercial and investment real estate experience across services. Prior to real estate brokerage he worked in the banking and appraisal field for nine years. Mark served in Real Estate Administration for SunTrust Bank in Florida working on valuation and special projects on a local regional and national level. He also worked for an independent MAI firm in Northwest Ohio and at one point owned and operated his own appraisal firm.

### Memberships

Northwest Ohio REALTORS® (NWOR) Ohio Association of REALTORS® (OAR) National Association of REALTORS® (NAR)  
 International Council of Shopping Centers (ICSC)  
 Lifewise Academy Defiance – Leadership Board  
 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker- 2021,2022,2024,2025  
 Costar Power Broker – Toledo Market- Top Sales Broker- 2021  
 NAI Global Top 100 Producer Worldwide out of 5100 Brokers 45 countries- 2022  
 CoStar Lease Deal of the Year – Toledo Market- 2023



**Becky Beck**

Sales and Leasing Associate

bbeck@naitoledo.com

Direct: 419.960.4410 x321 | Cell: 419.704.4724

**Professional Background**

Becky has completed transactions in all asset classes, and continues to demonstrate consistent outcomes for her clients. Becky is pursuing the CCIM designation to be a Certified Commercial Investment Member and was awarded the Ohio CCIM Chapter scholarship honoring those who have shown great dedication, commitment, outstanding achievement, and service to the commercial real estate industry.

**Education**

Ohio Real Estate License- Davis College  
Ohio CCIM Chapter – Shad J. Phipps, CCIM Scholarship Awardee

**Memberships**

Northwest Ohio REALTORS (NWOR)  
Ohio Association of REALTORS® (OAR)  
National Association of REALTORS® (NAR)  
Sylvania Area Chamber of Commerce Member  
Sylvania Area Community Improvement Corporation Member  
CCIM Institute Member  
Dana Open Steering Team Committee, 2024 - present  
Dana Open Premier Experience Committee, 2024 - present  
NAI Global Women's Alliance 2023 - present  
CoStar Power Broker Top Leasing Deal Q2 2024  
CoStar Power Broker Top Leasing Deal Q1 2025

**Professional Clients**

- Bostwick-Braun Company
- Kwik Parking Inc.
- Raymond James
- Price Waterhouse Cooper
- First American
- Ameriprise Financial