

For Sale

# Industrial Property

15,771 SF | \$150,000



## 232 W Front St

Napoleon, Ohio 43545

### Property Highlights

- High visibility location
- Great wholesale or flex space
- Ideal for small business or shop
- The leased unit can provide income

### Property Description

Small industrial building with excellent potential as wholesale or flex space. Great opportunity for a new business or as incubator space. Two grade level doors, one dock. Showroom and shop space. Currently, two units, with one unit leased.

For more information



**Mark Baringer**

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#### OFFERING SUMMARY

|                      |           |
|----------------------|-----------|
| <b>Sale Price</b>    | \$150,000 |
| <b>Lot Size</b>      | 0.5 Acres |
| <b>Building Size</b> | 15,771 SF |

#### DEMOGRAPHICS

| Stats           | Population | Avg. HH Income |
|-----------------|------------|----------------|
| <b>1 Mile</b>   | 1,234      | \$52,349       |
| <b>5 Miles</b>  | 13,968     | \$53,051       |
| <b>10 Miles</b> | 26,007     | \$56,875       |

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**Nai**Harmon Group

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4427 Talmadge Rd, Suite A  
Defiance, OH

419 960 4410 tel

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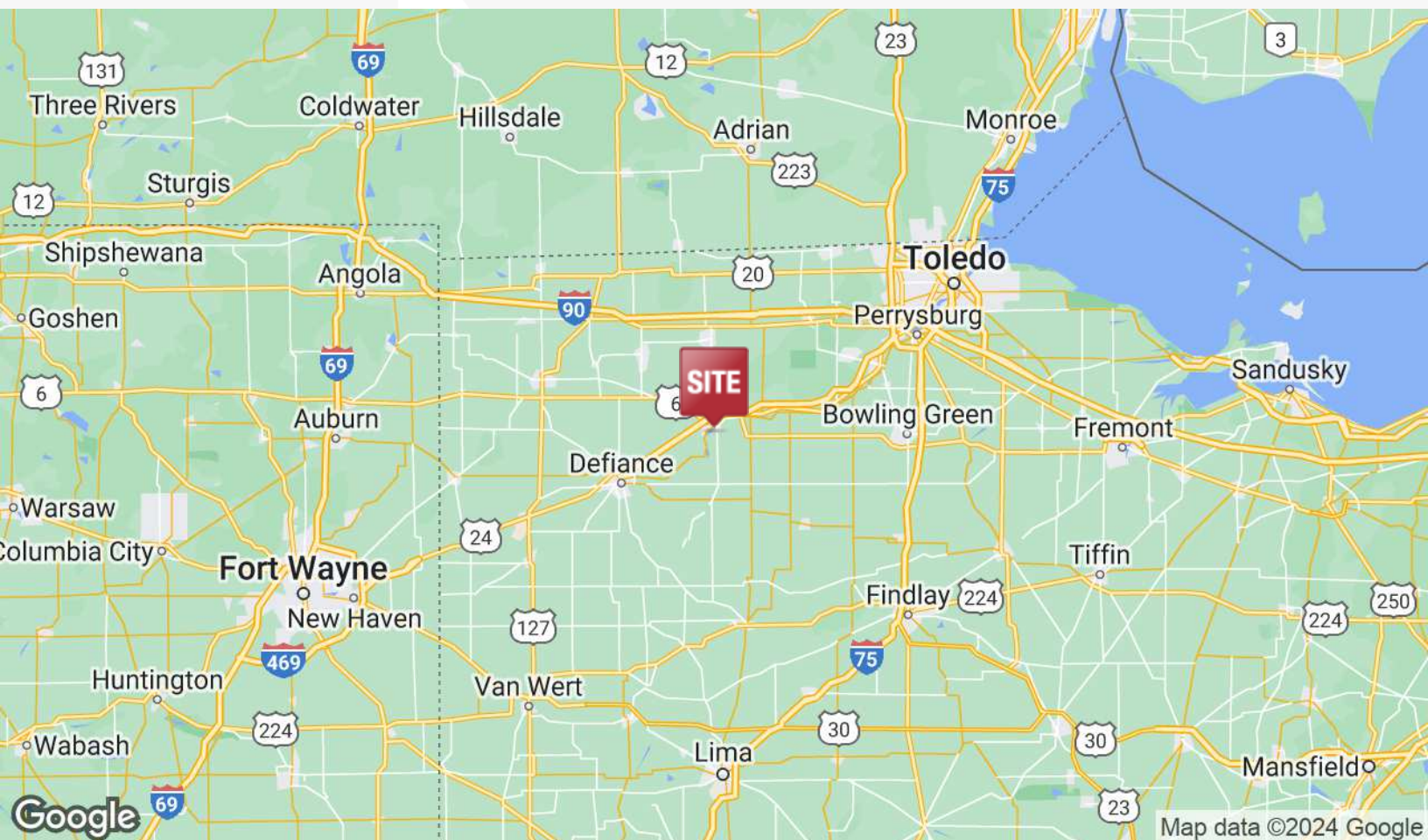
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# Location Maps



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|                      | 1 Mile    | 5 Miles   | 10 Miles  |
|----------------------|-----------|-----------|-----------|
| Total Households     | 534       | 5,974     | 10,366    |
| Total Persons Per Hh | 2.3       | 2.3       | 2.5       |
| Average Hh Income    | \$52,349  | \$53,051  | \$56,875  |
| Average House Value  | \$133,740 | \$136,079 | \$141,885 |

|                     | 1 Mile | 5 Miles | 10 Miles |
|---------------------|--------|---------|----------|
| Total Population    | 1,234  | 13,968  | 26,007   |
| Median Age          | 39.2   | 39.6    | 39.3     |
| Median Age (Male)   | 37.2   | 37.6    | 37.5     |
| Median Age (Female) | 41.0   | 41.4    | 40.9     |

\* Demographic data derived from 2020 ACS - US Census

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## Napoleon Wholesale/Flex Space



### MARK BARINGER

Senior Investment Advisor

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### PROFESSIONAL BACKGROUND

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, land, 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, lending institutions, high-net-worth individuals, 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 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 owning and operating his own appraisal firm.

Mark was recognized by CoStar with a 2021 and 2022 "Best of the Best" Power Broker Award in the Toledo market. This recognizes firms and individual brokers who closed the highest overall transaction volumes in their market. He was named in both Top Sales Broker and Top Industrial Leasing Broker categories. Mark was also recognized as a NAI Global Top 100 Producer, out of 5,100 brokers in 43 countries.

### EDUCATION

The University of Toledo, Majoring in Real Estate

### MEMBERSHIPS

Northwest Ohio REALTORS® (NWOR)  
Ohio Association of REALTORS® (OAR)  
National Association of REALTORS® (NAR)  
International Council of Shopping Centers (ICSC)  
Lifewise Academy, Defiance/Ayersville- Leadership Council Member  
Defiance Lifewise Property- Board Member

2022 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker  
2021 CoStar Power Broker - Toledo Market- Top Sales Broker