

THE CATALYST

Quarterly catchup with the

**COMMUNITY
IMPROVEMENT
CORPORATION**
OF HENRY COUNTY



WE WANT YOUR FEEDBACK!

Business Outlook and Trends Survey

FEDERAL RESERVE BANK of CLEVELAND



Attention Owners and Key Financial Decisionmakers of For-Profit Businesses:

How would you rate the current business conditions of your firm and other firms in your networks?

The Federal Reserve Bank of Cleveland's 2025 Business Outlook and Trends Survey (BOTS) is now open! Henry County Community Improvement Corporation is partnering with the Cleveland Fed, Defiance County Economic Development, Fulton County Economic Development, Paulding County Economic Development, Inc., and Williams County Economic Development Corporation on this important initiative to gather information on economic trends in our region from business leaders who experience them firsthand.

By taking the survey, you would contribute to data that directly inform the Fed, service providers, policymakers, and others, ultimately benefiting your business and others like yours.

Take this five-minute survey now. To date, we only have 5 Henry County business responses.

https://fedreserveboard.gov1.qualtrics.com/jfe/form/SV_eyq9slFrVUUxfFQ?Partner=Partner22

DIRECTORS PITCH

As we close out the fourth quarter, the Henry County CIC would like to extend our heartfelt thanks to our business community, partners, and residents for your continued support throughout 2025. This year has been filled with exciting progress, new opportunities, and meaningful collaboration that strengthens the future of Henry County. We wish you a joyful holiday season and a bright, prosperous New Year. Here's to continued growth, partnership, and success in 2026!

Jen

Announcements & Deadlines

- [College Tech Internship Program - Company applications open from Jan. 5, 2026 - Jan. 30, 2026](#)



Featured
MEMBERS



NEW JOBSOHIO RELOCATION INCENTIVE

Program Overview

New Program Launch 2025

- \$50M total investment
- \$15K per hire
- \$225K company max

- Available on a first-come, first-serve basis, to **any employer in JobsOhio targeted sectors for any occupation in JobsOhio's priority occupations.**
- Employers eligible to receive incentive upon out-of-state new hire establishing residence in Ohio.
- Accelerate **FindYourOhio** & complement JobsOhio talent attraction marketing efforts.

OUTCOMES / GOALS

- Attract 3,000 new STEM and experienced talent to Ohio.
- Encourage employers to expand their recruiting practices.
- Empower, educate, and inform employers to help them compete.
- Reinforce employer connectivity with Ohio's Destination Marketing Organizations (DMO's).

JOBSOHIO TARGETED INDUSTRIES

1. Advanced Manufacturing
2. Aerospace & Aviation
3. Automotive
4. Energy & Chemicals
5. Financial Services
6. Food & Agribusiness
7. Healthcare (Life Sciences & Biotechnology)
8. Logistics & Distribution
9. Technology
10. Military & Federal



YouTube



Jessica Sattler
Senior Project Manager
Regional Growth Partnership
sattler@rgp.org

become a CIC board Member



The Henry County CIC is seeking a few new Board of Directors applicants for the upcoming year. If you have a passion for economic development, supporting local businesses, and strengthening the future of our community, we encourage you to apply. Eligible applicants must live or work in Henry County.

To request an application, please email jarps@henrycountyed.com

FORMER AG PRODUCTION FACILITY

39,750 SF FOR SALE

427 W. MULBERRY STREET

DESHLER, OHIO

Craig Herschel Sior, Director
(734) 492-0089
craig.herschel@cushwake.com



**CUSHMAN &
WAKEFIELD**

FEATURED PROPERTY

427 W. MULBERRY STREET
DESHLER, OHIO

PROPERTY HIGHLIGHTS

PROPERTY FEATURES

RBA	<u>39,750 SF Total</u> 19,800 SF (plant) 15,600 SF (warehouse) 2,100 SF (dump house / 20' x 105') 1,200 SF (maintenance)	Construction Roof Type/Material	Insulated steel panel with some masonry Plant - Sanding seam metal and flat rubber (2017-), Warehouse, Dump House and Maintenance - Standing Seam Metal, Office - Asphalt shingle
Room for Expansion	Yes	Property Condition	Good (food grade)
Total site Acres	Approx. 5.63	Number of Buildings	4 (slab of former building still in place)
Year Built	1967	Ceiling Height	Plant 14'9" to 31' Warehouse 18' to 20'
Bay Size / Column Spacing	Plant 20' x 20' Warehouse 20' x 40'	Lighting	LED and Florescent
Power	3000a	Floor Drains / Air Lines	None
Cranes	None	Fire Protection	None
HVAC	100% HVAC in office (forced air); partial infrared in plant; warehouse is unheated	Restrooms / Break Room	2 restrooms in office; kitchenette in office; locker room adjacent to office
Parking	Non-striped; various auto and trailer areas unpaved	Outside Storage	Per zoning ordinance
Site Fencing	No	Rail Served	No, but rail line is adjacent
Loading Docks Dock Equipment	Docks: Plant - 2 (10' x 10' doors), warehouse - 2 (10' x 10' doors) Drive-In Doors - Plant: 1-12'x12, Warehouse: 4 (12'x14') Dumps House: 2 (14'x14') - Drive-thru, Maintenance: 2 (12'x14')	Misc	• Zoning: M1 Light Industrial • 1,050 SF mezzanine • Complex is designed and used for production of soybean chips • Food grade facility • Former slab and foundations for multiple storage silos in place