

318 ILLINOIS AVENUE
MAUMEE, OH 43537

COMMERCIAL BUILDING FOR LEASE
4,238 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$2,200/mo. NNN
Available Space:	4,238 square feet
Building Size:	4,238 square feet
Number of Stories:	1
Year Constructed:	1958 – recent updates
Condition:	Good
Lot Dimensions:	Irregular – 3 parcels
Acreage:	0.71
Closest Cross Street:	Kingsbury & Conant
County:	Lucas
Zoning:	C-2 General Commercial District
Parking:	12 spaces
Curb Cuts:	1 curb cut
Street:	4 lane, 2 way with center turn lane



For more information, please contact:

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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Exterior Walls:	Stucco & decorative stone front facade
Structural System:	Block
Roof:	Flat rubber + asphalt
Floors:	1
Floor Coverings:	Painted floor with a portion carpeted and/or tiled
Ceiling Height:	Approximately 10'
Basement:	No
Heating:	Gas & radiant heat in garage
Air Conditioning:	Retail/showroom area
Power:	200-amp 120/240 V
Restrooms:	1
Security System:	At tenant's expense
Overhead Doors:	3 – 2 (10x10) one is electric 1 (8x8) not automated
Sprinklers:	No
Signage:	Pole

Comments:

- Building includes a retail/showroom area and a 2-bay garage.
- Rear lot was recently cleared.

Building layout includes:

- Kitchen
- Sales counter
- Display areas
- Open showroom
- Exposed HVAC duct work in showroom
- Utility sink in garage

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes – lock box

LEASE DETAILS

Term:	3-5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Utilities and NNN expenses. NNN expenses are approx. \$844 per month.

2025 REAL ESTATE TAXES

TD:	36
Parcels:	01564, 01577, & 01582
Total Annual Taxes:	\$5,806.85

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Maumee
Sanitary Sewer:	City of Maumee
Storm Sewer:	City of Maumee

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Rear Lot



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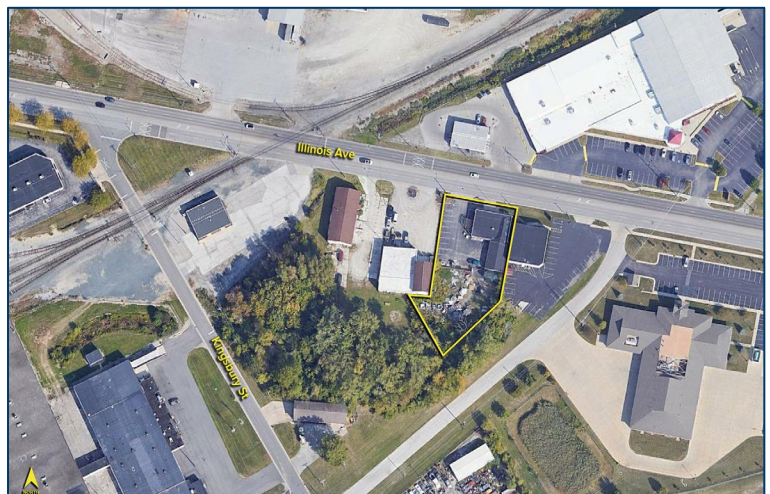


TRAFFIC COUNTS (TWO-WAY)

9,264	Illinois Avenue
20,089	Conant Street (State Route 20)
19,642	Anthony Wayne Trail (State Route 24)

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,316	\$76,389
3 MILE	54,790	\$72,658
5 MILE	121,070	\$72,658



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