

381 OSAGE DRIVE  
MAUMEE, OHIO 43537

INDUSTRIAL BUILDING FOR LEASE  
Up to 9,510 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

|                       |                                        |
|-----------------------|----------------------------------------|
| Lease Rate:           | \$9.00/SF NNN                          |
| Available Space:      | 3,360 SF – Unit 1<br>6,150 SF – Unit 2 |
| Building Size:        | 69,426 SF                              |
| Number of Stories:    | 1                                      |
| Year Constructed:     | 1984                                   |
| Condition:            | Excellent                              |
| Acreage:              | 6.91 AC                                |
| Closest Cross Street: | Dussel Drive                           |
| County:               | Lucas                                  |
| Zoning:               | M-1 Controlled Industrial District     |
| Parking:              | 200± shared spaces                     |
| Curb Cuts:            | 1                                      |
| Street:               | 2 lane, 2 way                          |



For more information, please contact:

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**ZACK LIBER, SIOR**  
(419) 367 4331 or (419) 249 6325  
zliber@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 381 Osage Drive, Maumee, OH 43537

## Industrial Building For Lease

Up to 9,510  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

|                    |                                                                  |
|--------------------|------------------------------------------------------------------|
| Office Space:      | 860 SF + Mezzanine – unit 1<br>2,150 ± SF – unit 2               |
| Shop Space:        | 2,500 SF – unit 1<br>4,000 SF – unit 2                           |
| Exterior Walls:    | Block                                                            |
| Structural System: | Steel truss                                                      |
| Roof:              | Metal roof                                                       |
| Floors/Coverings:  | Epoxy concrete                                                   |
| Ceiling Height:    | 24'                                                              |
| Heating:           | GFA suspended heaters                                            |
| Air Conditioning:  | In office only                                                   |
| Power:             | 1 plus 240/208/120                                               |
| Security System:   | Yes                                                              |
| Restrooms:         | 2                                                                |
| Overhead Doors:    | (2) 14' x 14' – unit 1<br>(1) 14' x 14' & (1) 12' x 14' – unit 2 |
| Truck Well/Docks:  | (2) 9' x 9' – unit 1<br>(4) Docks 9' x 9' – unit 2               |
| Sprinklers:        | No                                                               |
| Signage:           | Awning/awning                                                    |
| Floor Drains:      | No                                                               |
| Heavy Haul Route:  | Dussel Drive/US-23/I-475                                         |

### Comments:

- Washer/dryer hookup and 3 compartment sink
- Professionally managed facility
- Full AC in warehouse

### Distance to Major Highways:

- 1.04 mile to I-475/US-23
- 1.4 miles to I-80/90 (Ohio Turnpike)

### BUILDING INFORMATION

|                       |                       |
|-----------------------|-----------------------|
| Current Occupant:     | Vacant                |
| Occupancy Date:       | Upon lease signing    |
| Sign on Property:     | Yes                   |
| Showing Instructions: | Lockbox – Call agents |

### LEASE DETAILS

|                          |                             |
|--------------------------|-----------------------------|
| Term:                    | 5 ± years                   |
| Security Deposit:        | Negotiable                  |
| Options:                 | Negotiable                  |
| Improvements Allowance:  | Negotiable                  |
| Tenant Responsibilities: | NNN (2.5) + CAM + Utilities |

### 2025 REAL ESTATE TAXES

|                     |                |
|---------------------|----------------|
| Area:               | City of Maumee |
| Parcel Number:      | 3640625        |
| Assessor Number:    | 43290045       |
| Total Annual Taxes: | \$87,761.84    |

### UTILITIES

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

For more information, please contact:

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

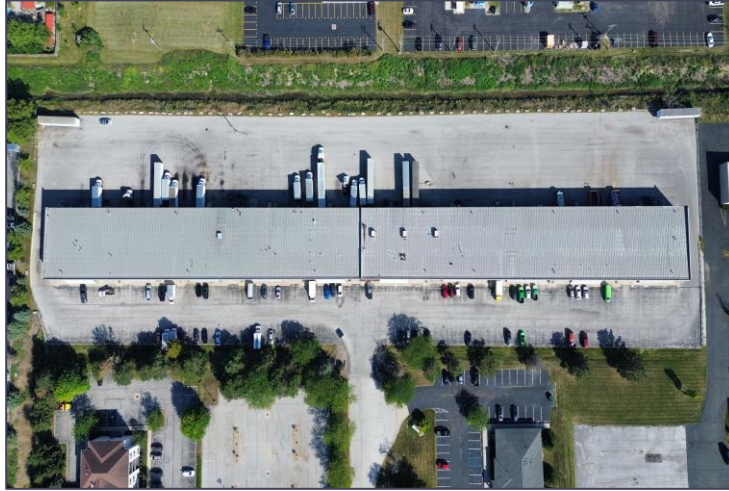
**ZACK LIBER, SIOR**  
(419) 367 4331 or (419) 249 6325  
zliber@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

# 381 Osage Drive, Maumee, OH 43537

## Industrial Building For Lease

Up to 9,510  
Square Feet  
AVAILABLE



For more information, please contact:

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
[rkeleghan@signatureassociates.com](mailto:rkeleghan@signatureassociates.com)

**ZACK LIBER, SIOR**  
(419) 367 4331 or (419) 249 6325  
[zliber@signatureassociates.com](mailto:zliber@signatureassociates.com)

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
[www.signatureassociates.com](http://www.signatureassociates.com)

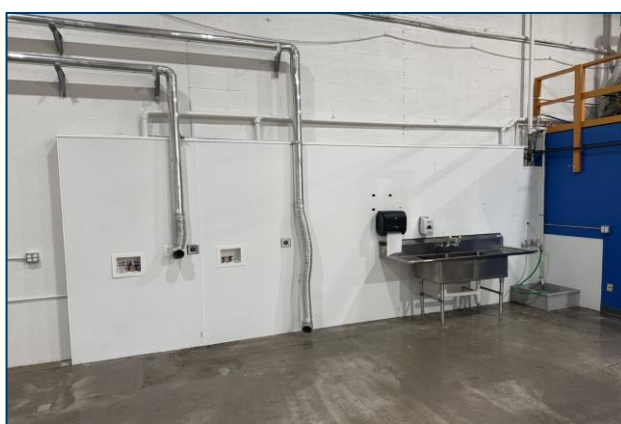
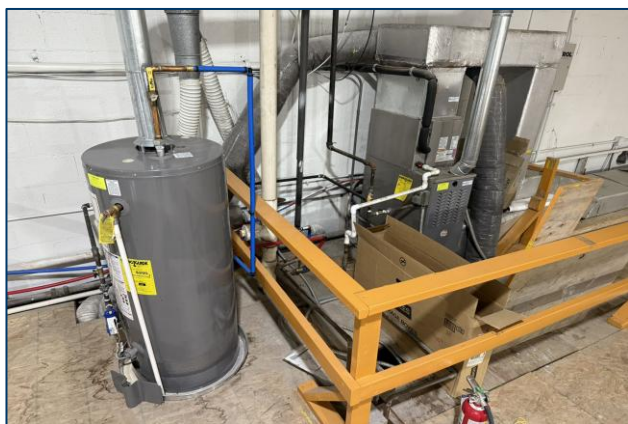
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 381 Osage Drive, Maumee, OH 43537

## Industrial Building For Lease

Up to 9,510  
Square Feet  
AVAILABLE

### Unit 1



For more information, please contact:

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**ZACK LIBER, SIOR**  
(419) 367 4331 or (419) 249 6325  
zliber@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

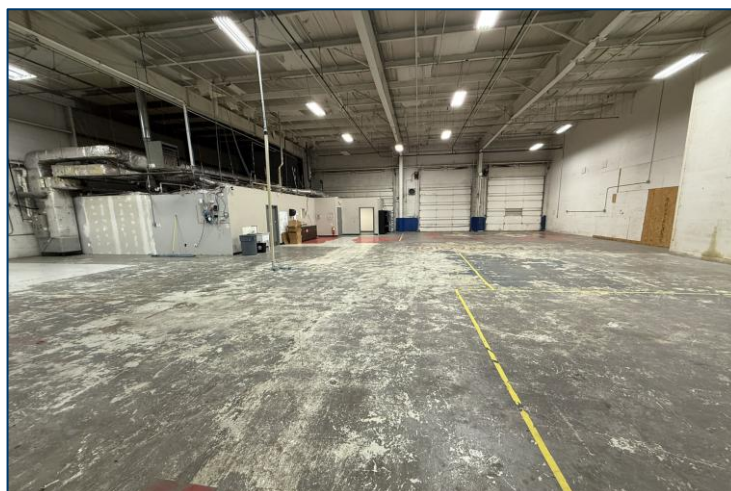
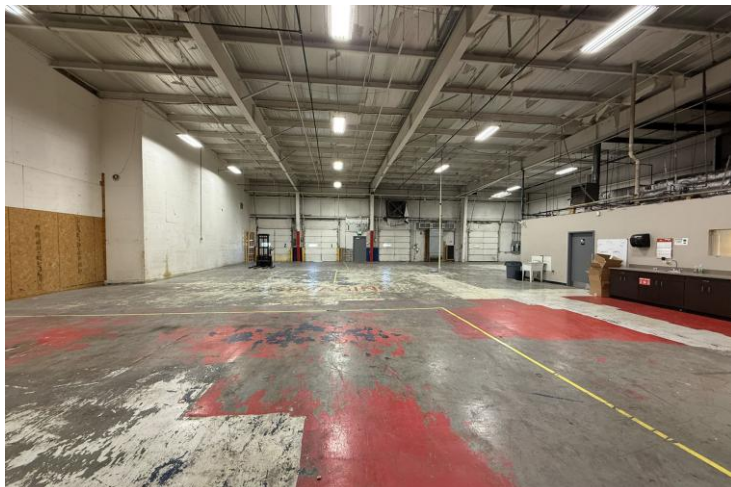
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 381 Osage Drive, Maumee, OH 43537

## Industrial Building For Lease

Up to 9,510  
Square Feet  
AVAILABLE

### Unit 2



For more information, please contact:

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
[rkeleghan@signatureassociates.com](mailto:rkeleghan@signatureassociates.com)

**ZACK LIBER, SIOR**  
(419) 367 4331 or (419) 249 6325  
[zliber@signatureassociates.com](mailto:zliber@signatureassociates.com)

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
[www.signatureassociates.com](http://www.signatureassociates.com)

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 381 Osage Drive, Maumee, OH 43537

## Industrial Building For Lease

Up to 9,510  
Square Feet  
AVAILABLE



### TRAFFIC COUNTS (TWO-WAY)

|        |                 |
|--------|-----------------|
| 17,250 | W. Dussel Drive |
| 8,900  | Ford Street     |
| 387    | Osage Drive     |

### DEMOGRAPHICS

|        | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 3,343      | \$53,330       |
| 3 MILE | 53,727     | \$80,765       |
| 5 MILE | 135,076    | \$83,665       |



For more information, please contact:

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**ZACK LIBER, SIOR**  
(419) 367 4331 or (419) 249 6325  
zliber@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com