

381 OSAGE DRIVE  
MAUMEE, OHIO 43537

INDUSTRIAL BUILDING FOR LEASE  
6,150 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Lease Rate:	\$9.00/SF NNN
Available Space:	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:

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

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### BUILDING SPECIFICATIONS

Office Space:	2,150 ± SF
Shop Space:	4,000 SF
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:	(1) 14' x 14' & (1) 12' x 14'
Truck Well/Docks:	(4) Docks 9' x 9'
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

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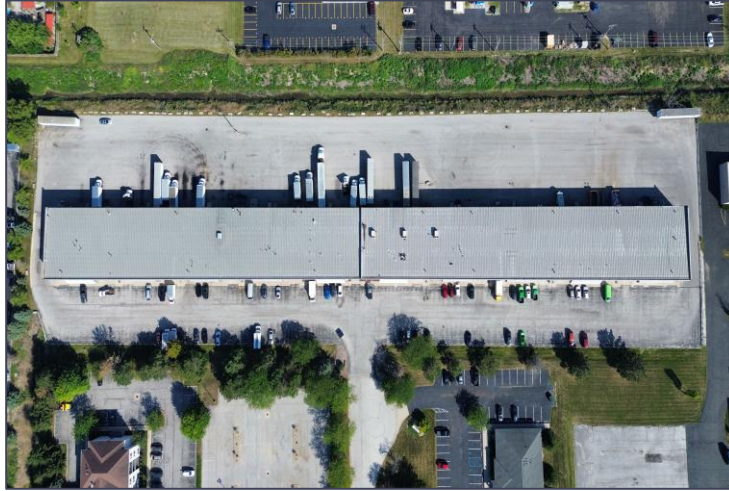
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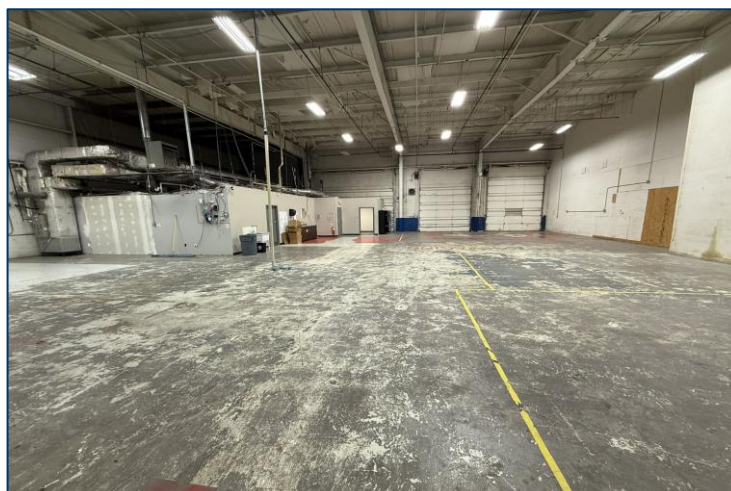
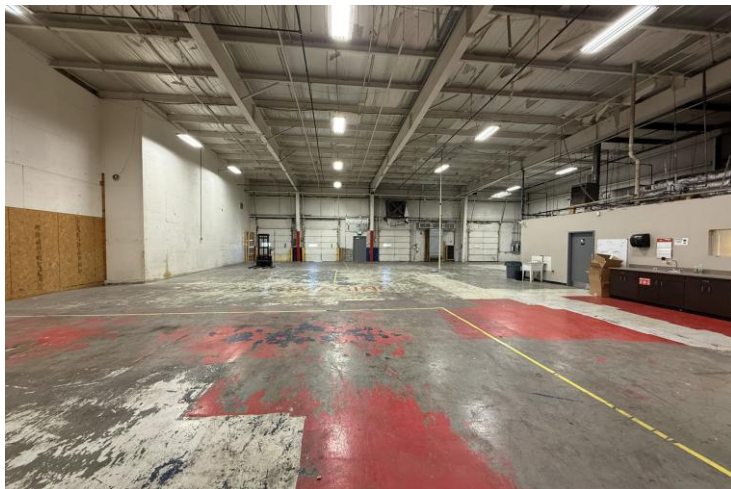
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### Unit 2



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### 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



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