

**387 DUSSEL DRIVE
MAUMEE, OHIO 43537**

INDUSTRIAL/FLEX BUILDING FOR LEASE
4,729 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER HANSON'S WINDOWS



GENERAL INFORMATION

Lease Rate:	\$13.22/SF + utilities
Available Space:	4,729 square feet
Building Size:	12,261 square feet
Number of Stories:	One
Year Constructed:	1985
Condition:	Good
Acreage:	1.419 acres
Closest Cross Street:	Osage Drive
County:	Lucas
Zoning:	M-1
Parking:	Front & rear
Curb Cuts:	One on Osage only
Street:	Dussel - 4 lane with center turn Osage - 2 lane, 2way



For more information, please contact:

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(419) 466 6225
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BUILDING SPECIFICATIONS

Office Space:	1,800± SF
Shop Space:	2,929± SF
Exterior Walls:	Block
Structural System:	Steel joist
Roof:	Membrane
Floors/Coverings:	Carpet in office
Ceiling Height:	18'±
Basement:	No
Heating:	Gas unit in warehouse Central in office
Air Conditioning:	Central in office
Power:	125/200 amp
Security System:	No
Restrooms:	Two – non-ADA
Overhead Door:	12'x 10' – chain operated
Truck Well/Dock:	8'x8' door
Sprinklers:	No
Signage:	Facia & tombstone available per Arrowhead Park Architectural Review Committee approval
Rail:	No
Cranes:	No
Floor Drains:	No
Heavy Haul Route:	No

BUILDING INFORMATION

Current Occupant:	Former Hanson's Window
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	Arrange with agent

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Gas & electric. Owner pays for water, including irrigation. No CAM passed on to tenant.

2026 REAL ESTATE TAXES

Parcel:	36-40626
Assessor Number:	43290048
Total Taxes:	\$29,628.56

Comments:

- Fluorescent lighting.
- Served by Buckeye Telesystem.
- It is anticipated that some of the racking will remain.
- Partial mezzanine storage above the adjoining space occupied by Midwest Terminals.
- Kitchenette.

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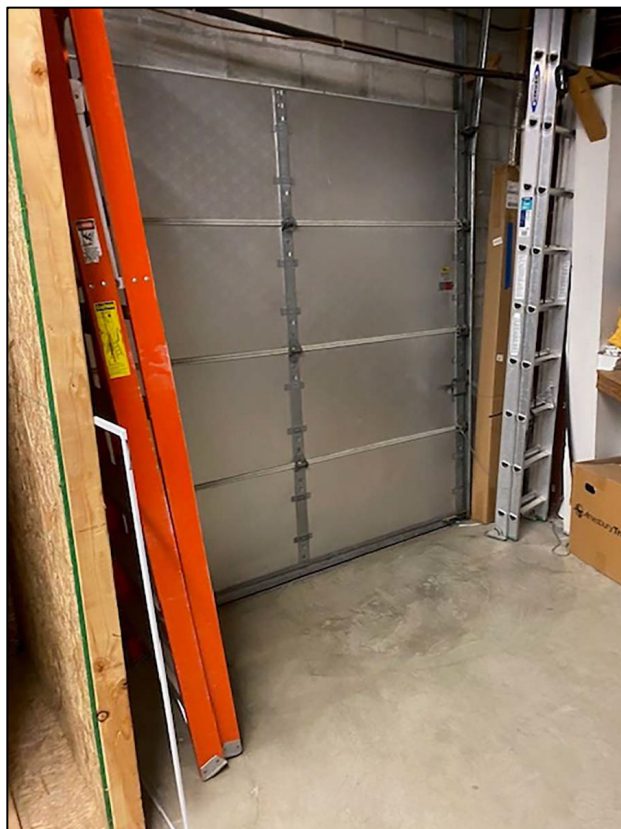
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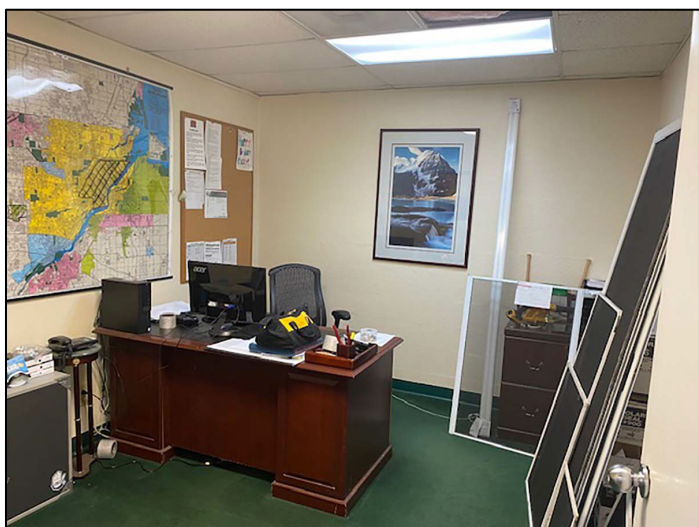
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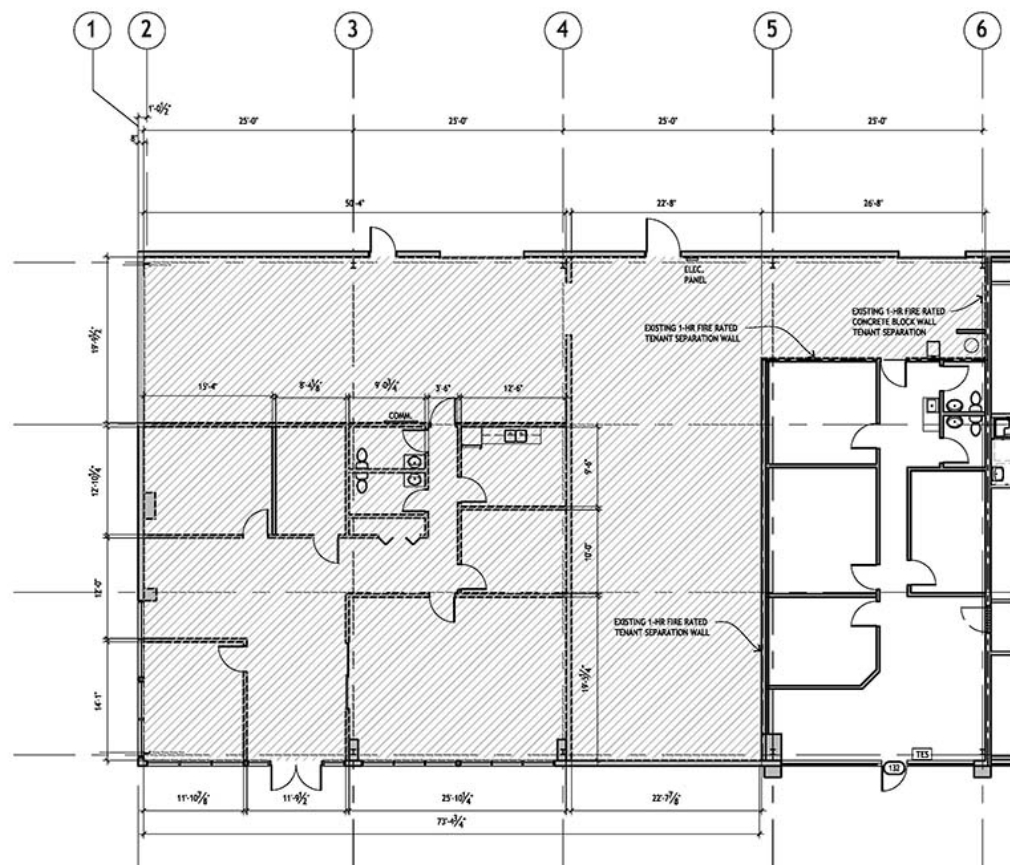
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FLOOR PLAN-TENANT SPACE
SCALE: 1/8" = 1'-0"
4,729 S.F. LEASE AREA



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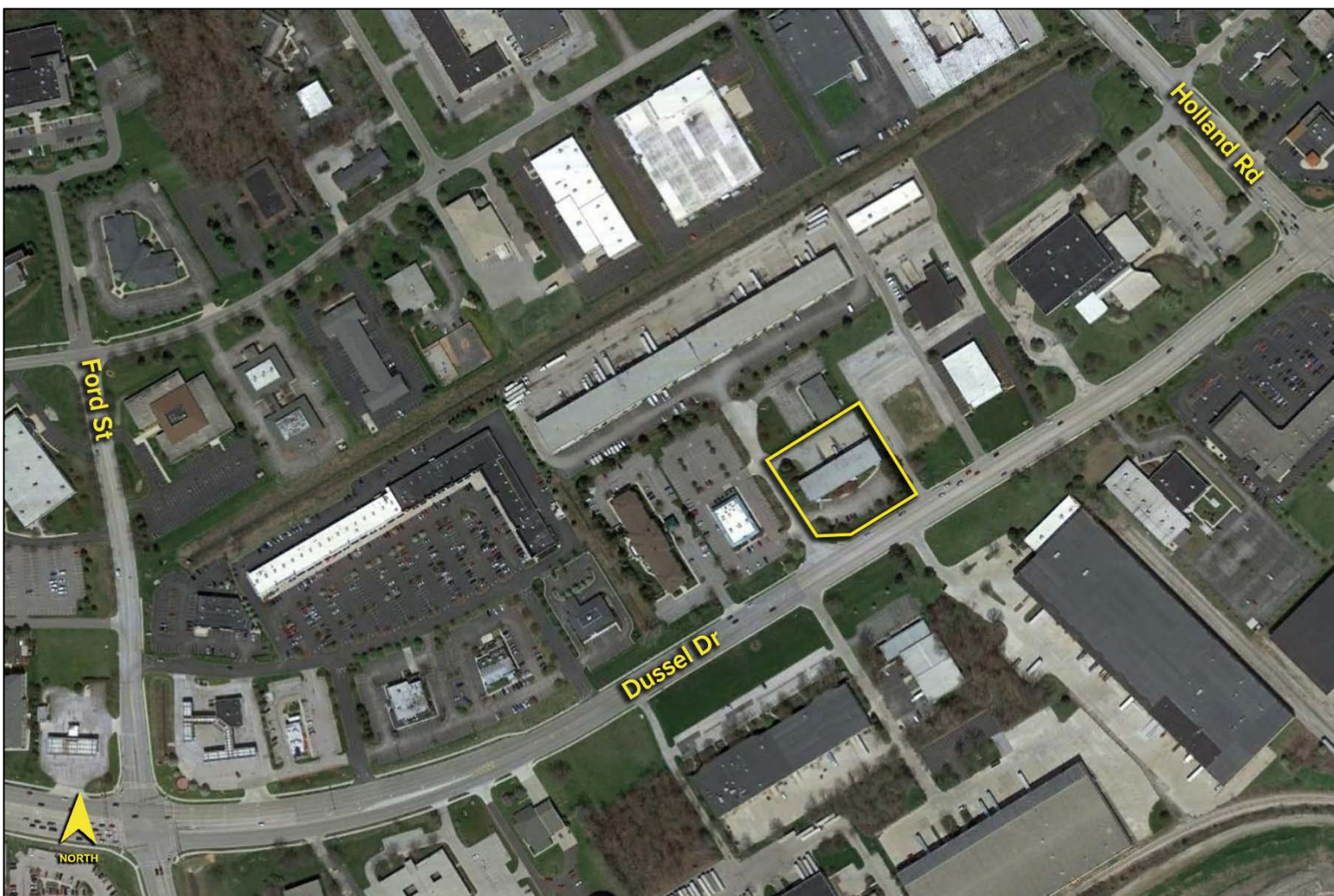
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UTILITIES

Electric:	First Energy
Gas:	Columbia Gas
Water:	City of Maumee
Sanitary Sewer:	City of Maumee
Storm Sewer:	City of Maumee

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