



PROPERTY DESCRIPTION

Multi-tenant industrial flex space strategically positioned at the corner of Tomahawk Drive and Indian Wood Circle. Property is located within Arrowhead Business Park, minutes to US-23 and the Ohio Turnpike.

PROPERTY HIGHLIGHTS

- Arrowhead Business Park
- Competitive Lease Rates
- Corner Property
- Highway and Turnpike Access in Immediate Vicinity
- Ample Parking
- Well Maintained Property
- Build to Suit
- Central HVAC and Heated Warehouse
- Units 379 & 381 can be combined
- Dock and Grade Level Doors

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

OFFERING SUMMARY

Lease Rate	\$6.75 SF/yr (NNN)
NNN Charges:	\$2.35 SF/yr
Available SF:	3600-19,400 SF
Building Size:	92,038 SF

UNIT	SIZE	DOORS
379 Tomahawk Dr.	3,360 SF	1 dock door
381 Tomahawk Dr.	5,000 SF	2 dock, 1 GLD
389 Tomahawk Dr.	3,600 SF	1 dock, 1 GLD
391 Tomahawk Dr.	7,200 SF	1 GLD

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Lease Rate	\$6.75 SF/YR
NNN Charges	\$2.35 SF/YR

BUILDING INFORMATION	
Building Size	92,038 SF
Ceiling Height	21 ft
Year Built	1980
Number of Offices	2
Column Space	30 x 40 ft
Roof	Built Up Roof
Signage	Monument
Foundation	Concrete
Exterior Walls	Tilt-up concrete
Number of Dock High Doors	4
Number of Grade Level Doors	3

LOCATION INFORMATION	
Street Address	379-391 tomahawk dr. Maumee, OH 43537
County	Lucas
Market	Toledo
Nearest Highway	US 23
Nearest Airport	Toledo Express

PROPERTY INFORMATION	
Property Type	Industrial
Property Subtype	Flex Space, Warehouse/Distribution
Zoning	16-M1 Controlled Industrial District
APN #	3640437
Corner Property	Yes
Parking Type	Surface

UTILITIES & AMENITIES	
Central HVAC	Yes
Broadband	Cable
Gas Provider	Columbia Gas
Electric	Toledo Edison
Water & Sewer	Municipal

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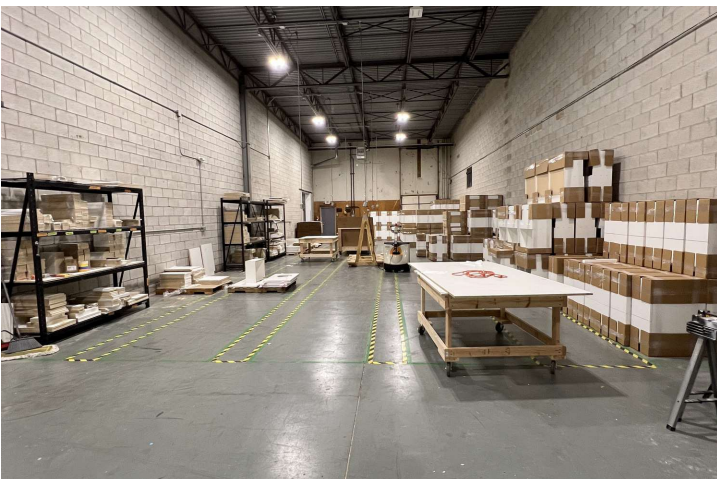
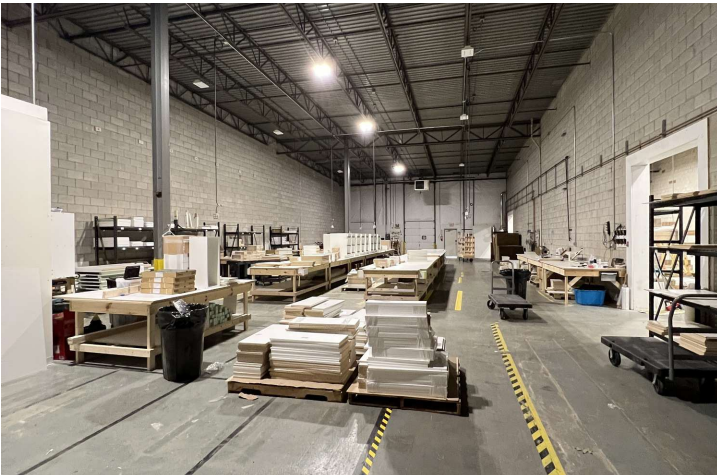
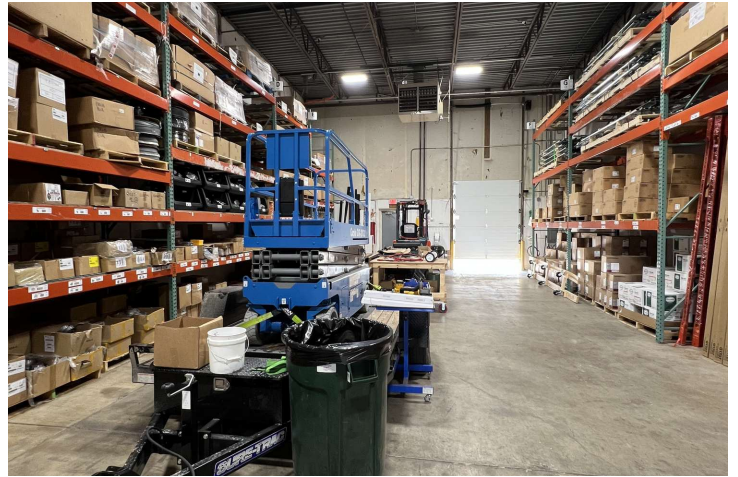


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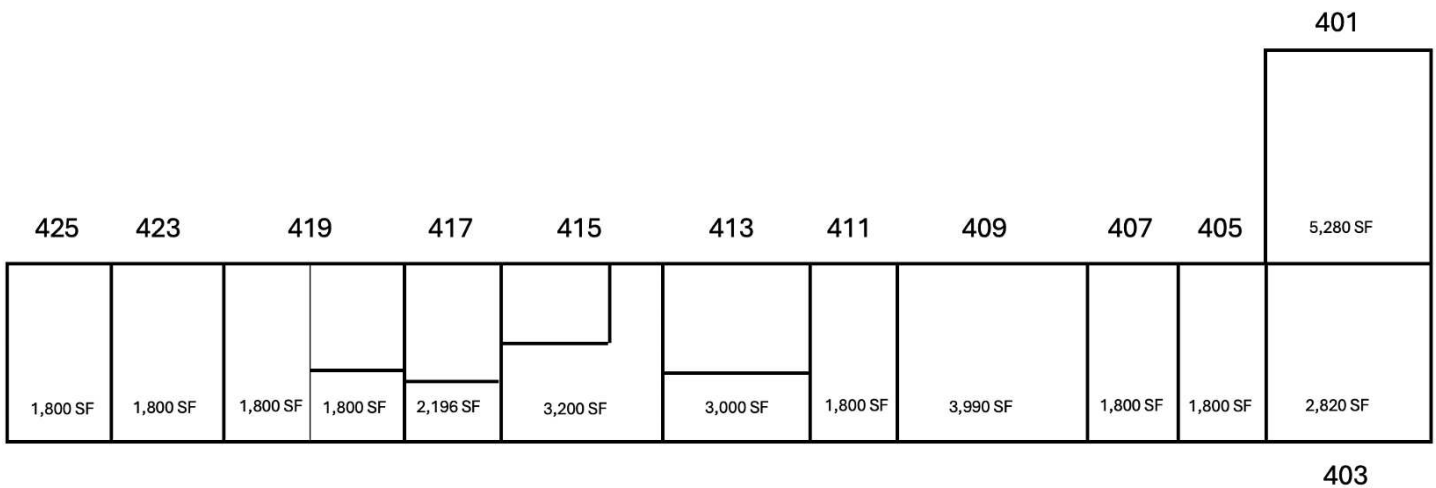
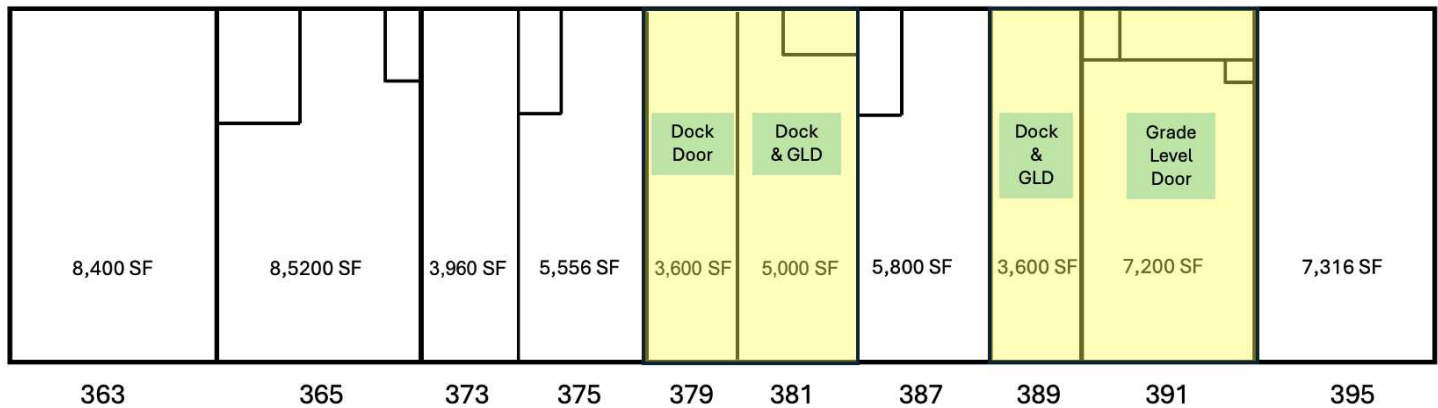
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. Although all efforts have been made to ensure its accuracy, no warranty is expressed either warranted or implied and all interested parties should not rely on the information contained herein.

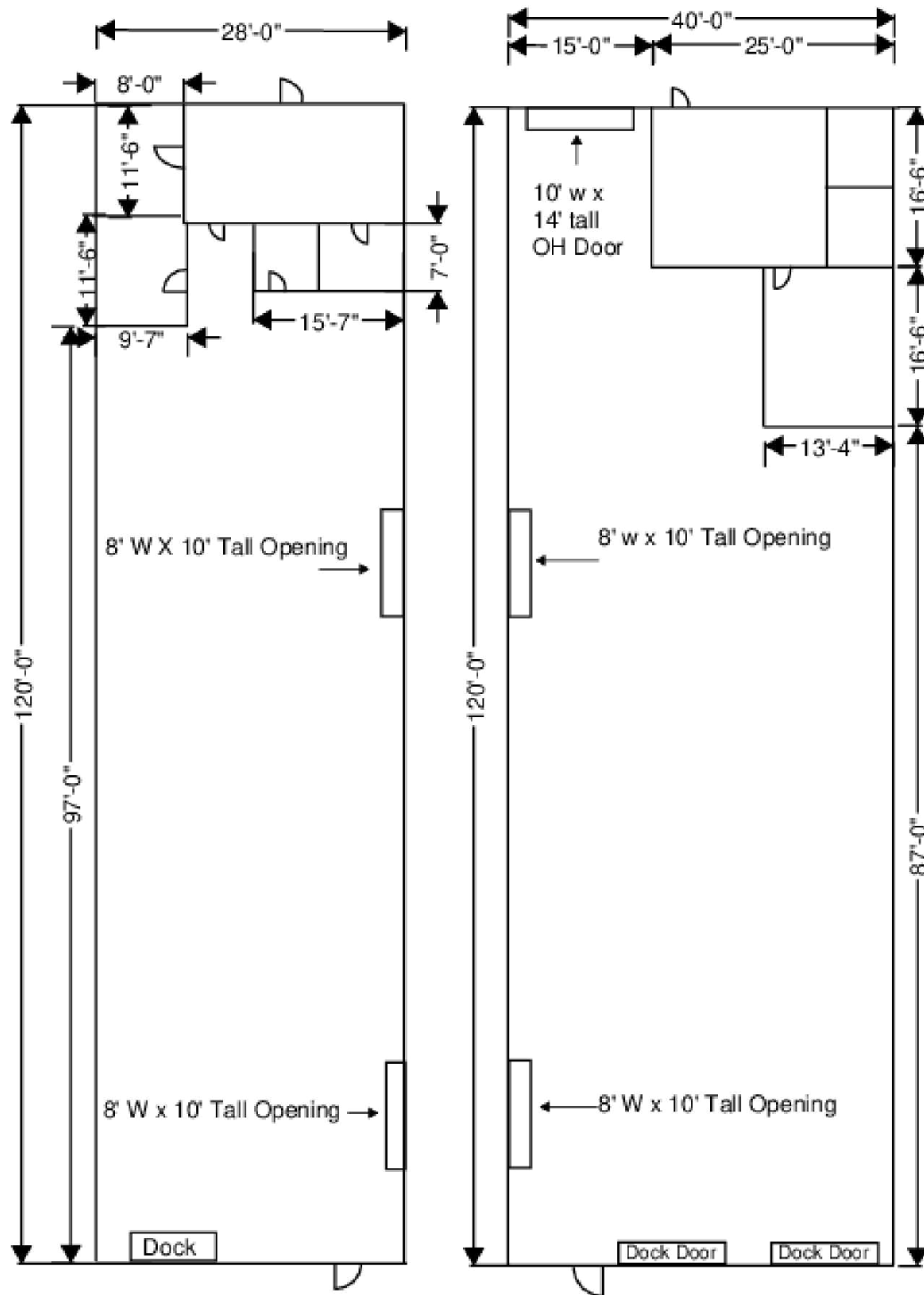


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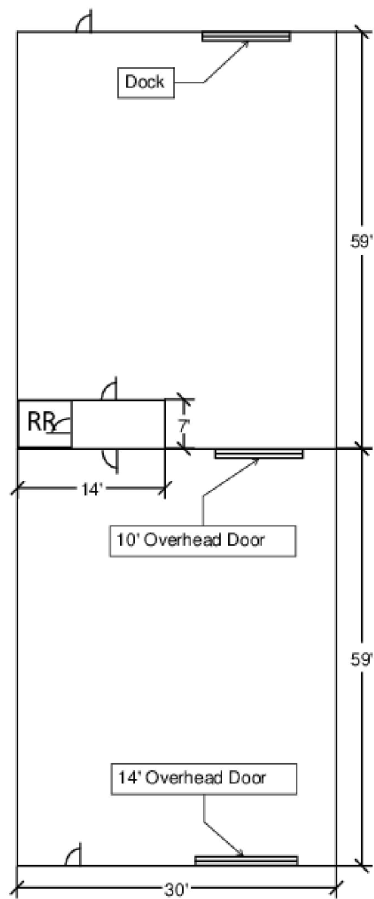
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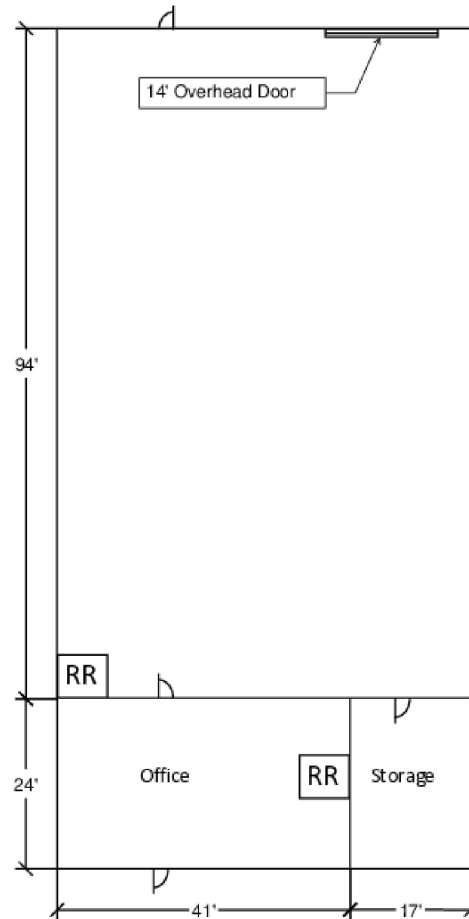
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389 Tomahawk



391 Tomahawk

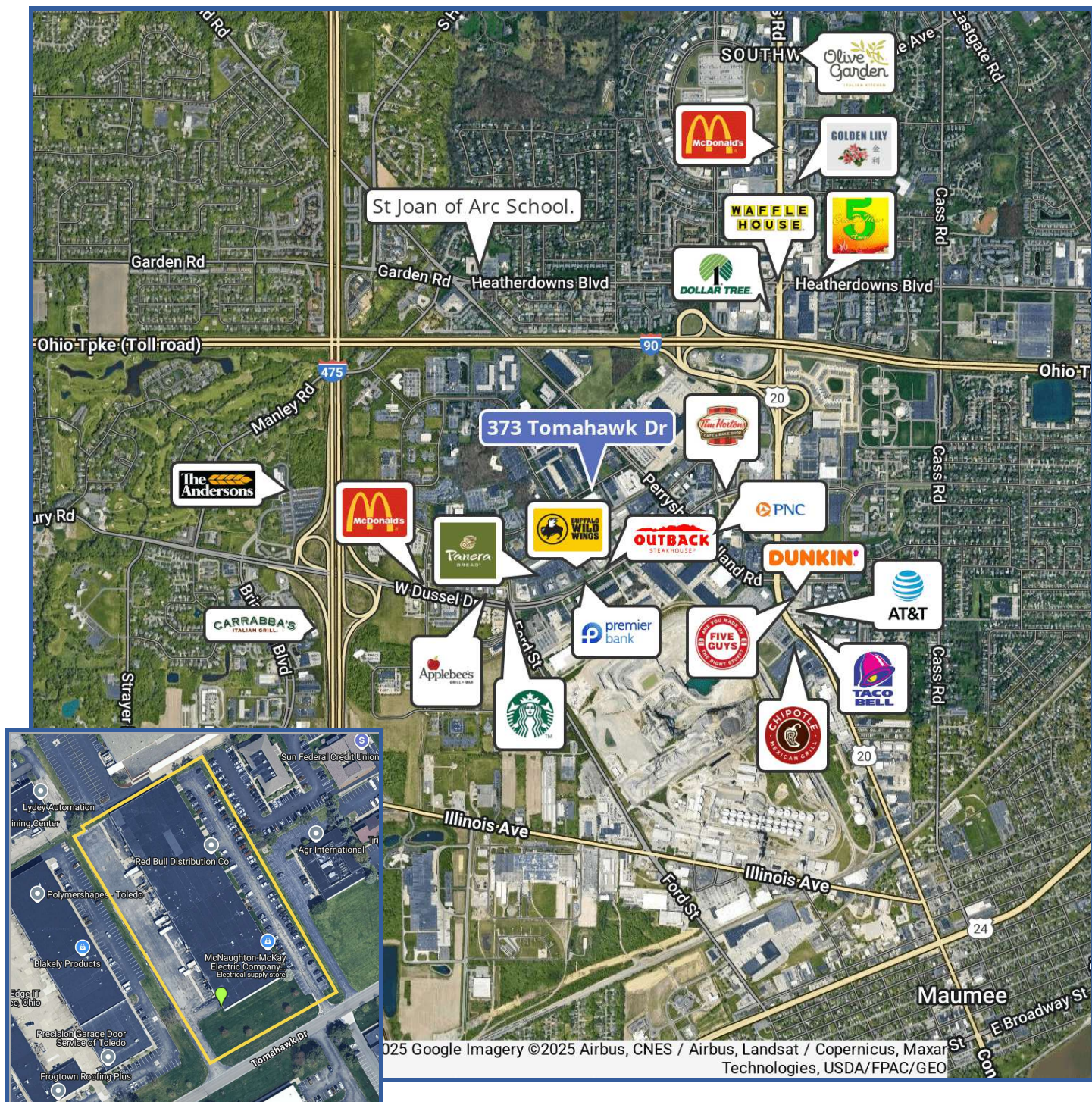


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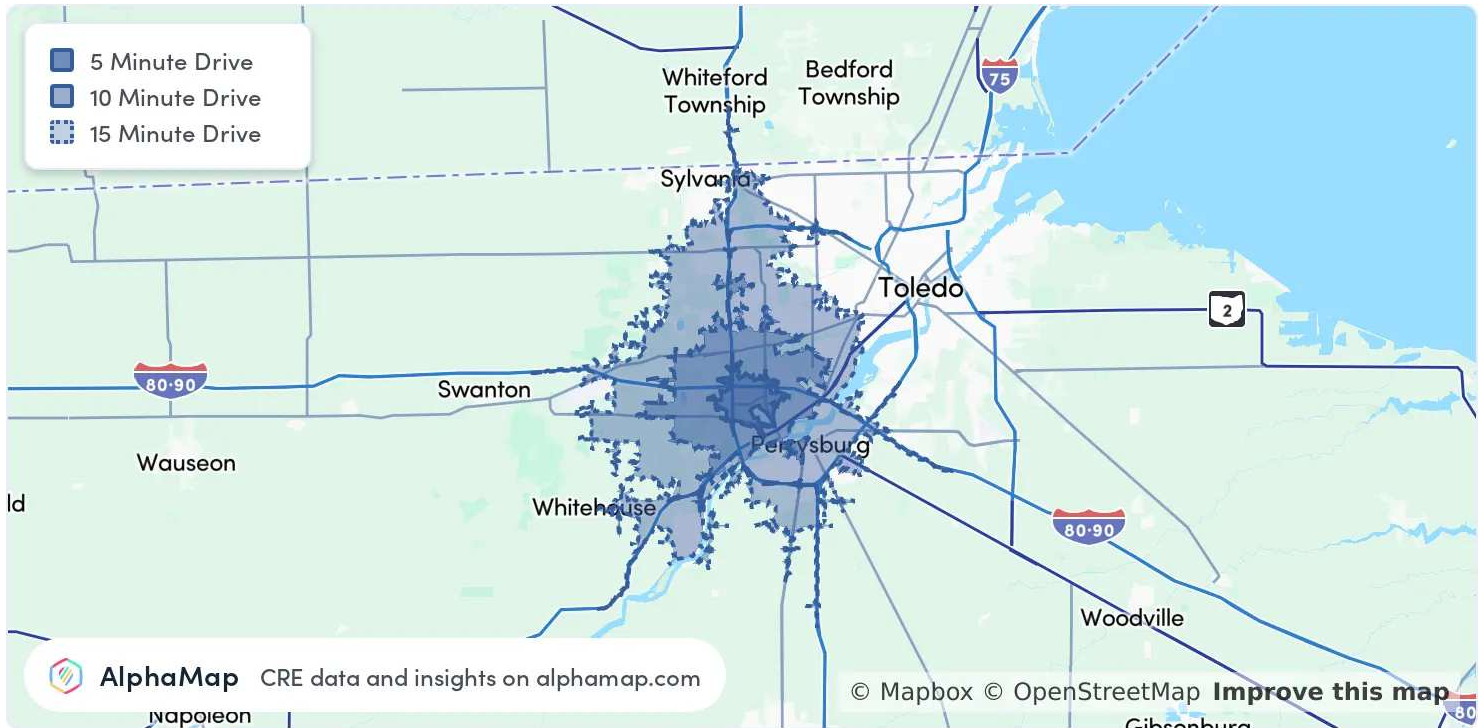


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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	6,908	54,108	200,045
Average Age	40	43	42
Average Age (Male)	38	41	40
Average Age (Female)	41	44	43

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,505	24,038	86,135
Persons per HH	2	2.3	2.3
Average HH Income	\$71,020	\$98,302	\$95,777
Average House Value	\$195,690	\$229,161	\$228,017
Per Capita Income	\$35,510	\$42,740	\$41,642

Map and demographics data derived from AlphaMap

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