

1355 ARROWHEAD CIRCLE
MAUMEE, OH 43537

COMMERCIAL BUILDING FOR SALE
5,040 ± Square Feet Available



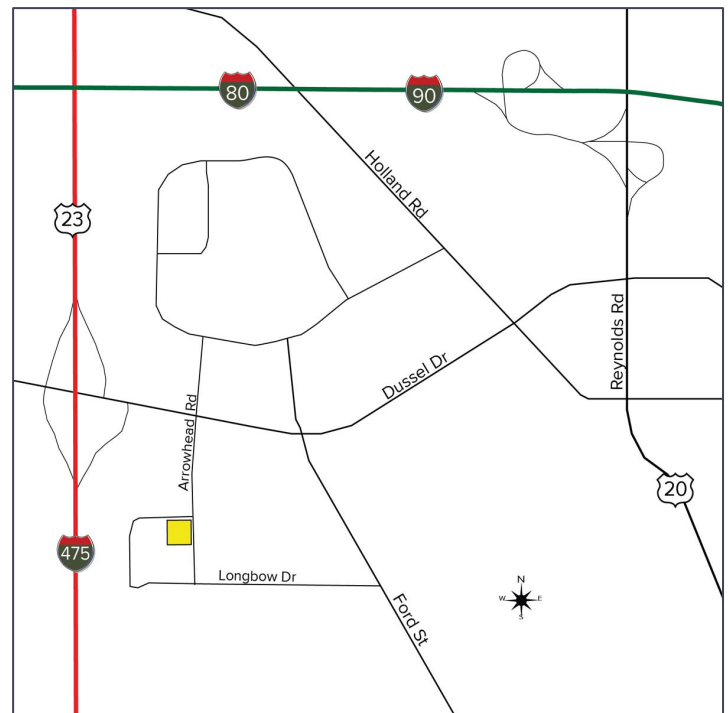
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Price:	\$945,000
Building Size:	5,040± SF
Number of Stories:	1 – plans include a 2 nd level
Year Constructed:	Unfinished
Condition:	Unfinished
Lot Dimensions:	352' x 340'
Acreage:	2.6
Closest Cross Street:	Dussel & I-475
County:	Lucas
Zoning:	CM
Parking:	100 ± spaces – see attached
Curb Cuts:	1
Street:	2 lane



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
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www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Concrete
Structural System:	Concrete & bar joist
Roof:	Membrane
Floors:	Unfinished
Floor Coverings:	None
Ceiling Height:	12 +
Basement:	No
Heating:	Gas – rooftop units
Air Conditioning:	Gas – rooftop units
Power:	TBD
Restrooms:	2
Security System:	TBD
Overhead Doors:	No
Sprinklers:	TBD
Signage:	Yes

BUILDING INFORMATION

Current Occupant:	Vacant – Unfinished
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	Not needed

2025 REAL ESTATE TAXES

TD:	35
Parcels:	00734
Assessor Number:	43310006
Total Annual Taxes:	\$11,100.74
Land value:	\$472,600
Improvement value:	\$2,400
Total value:	\$475,000

Comments:

- Unfinished facility – photos are of the proposed finished facility. Photos are “as is” state of the building. The building renderings show what the building is projected to look like once completed. Finish as you want or as originally designed.
- No requirement to finish as designed. Names of the contractors involved in construction are available.
- Ready for development.
- Investor opportunity.
- Updated permit plans included.

- Originally designed to be a wedding venue, this building shell can be finished to any number of potential final uses.
- The infrastructure and building shell are built and ready to finish. This site is just a short distance from being the building for your needs.
- Full finish grade tilt up concrete building ready complete for final design. Tilt up wall sections were designed to be the interior and exterior wall finish.
- Fully insulated high quality roofing system installed.
- High-capacity HVAC roof top units installed. Designed for large gatherings in all kinds of weather.
- Parking lot base and sub grade work completed.
- Underground electric roughed in for service and site lighting and transformer.
- 8” water tap piped to building.
- Gas service line run to building.
- Plumbing waste drain installed and tapped to the sewer.
- Have complete sets of approved drawings for original and modified design.

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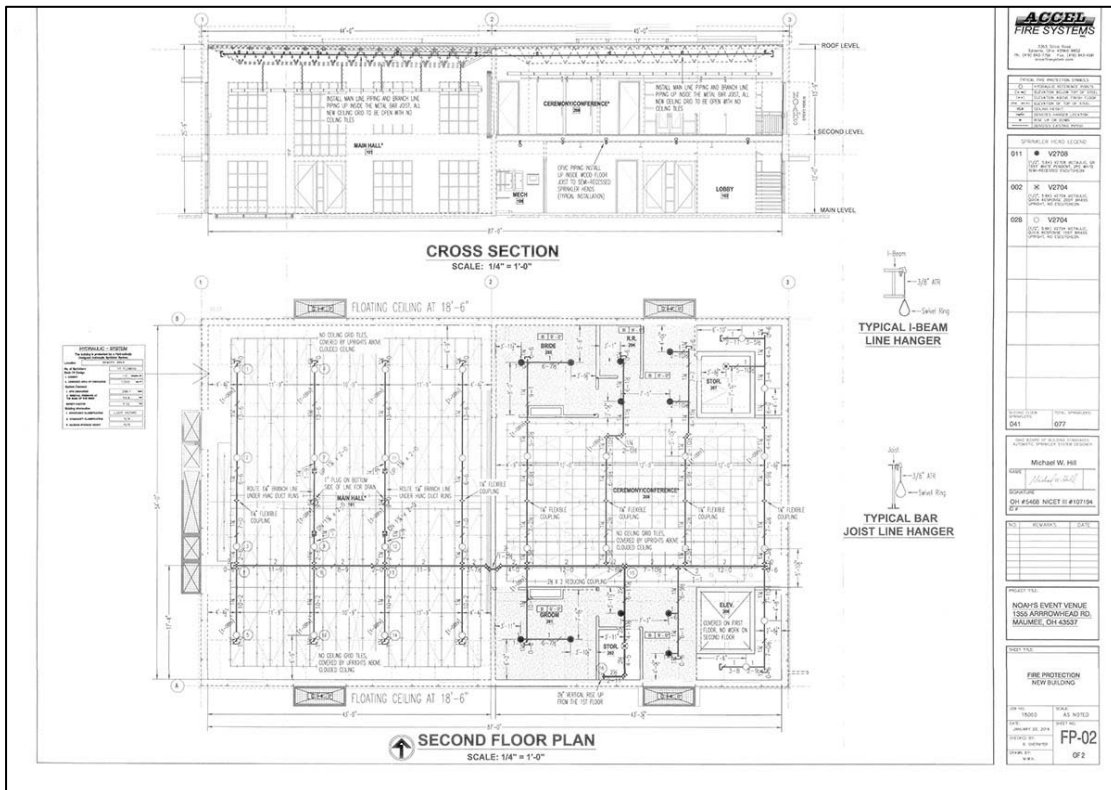
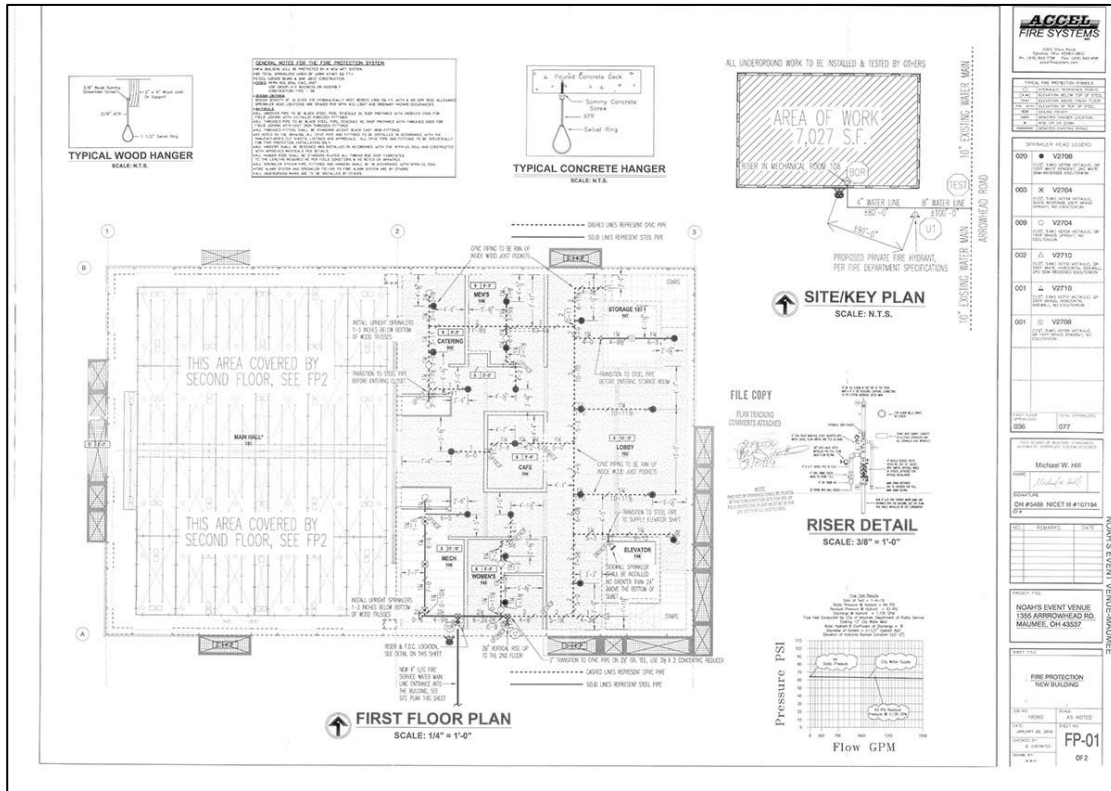
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FLOOR FINISH LEGEND

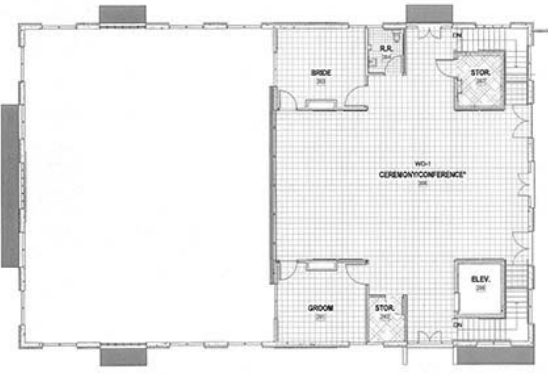
- FLOOR**
 PSC-1 POLISHED CONCRETE
 SC-1 REPALED CONCRETE
 T-1 FLOOR TILE
 T-2 2X6 MEDIUM FLOOR TILE
 T-3 4X12 HONEYFLOOR TILE MATCHING SUNRAY WALL TILE
 WD-1 GRAY WOOD-LAM FLOORING
 RT-1 RUBBER FLOOR
- WALL**
 WD-1 4 X 12 SUNRAY STRAIGHT SET WALL TILE
 RT-1 WALL PAINT - SEE SHEETS
 SC-1 REPALED CONCRETE
- BASE**
 WB-1 RUBBER WALL BASE
 WB-2 PAINT GRADE POPULAR WOOD WALL BASE, MATCH WALL COLOR
- TRANSITIONS**
 TS-1 SCHLUTER DILEXAWA COVE TRANSITION STRIP

- PSC-1
- SC-1
- T-1
- T-2
- T-3
- WD-1
- RT-1
- Calculating...

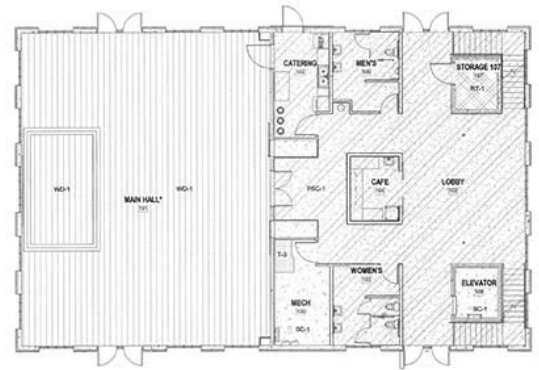
GENERAL NOTES - FINISH PLAN

- SEE FLOOR PLANS FOR INTERIOR ELEVATIONS.
- ALL BRICK WALLS TO CHECK MOULD, UNLESS NOTED OTHERWISE; SEE SHEET SERIES A800 FOR WALL TYPES.
- ALL MATERIALS TO BE INSTALLED PER SPECIFIC MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
- ALL EXPOSED METAL TO BE INSTALLED PER SPECIFIC MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
- FLOORING MATERIAL TRANSITIONS TO OCCUR AT CENTERLINE OF DOOR THRESHOLDS, UNLESS NOTED OTHERWISE.
- FINISHING WORKWALLS TO RECEIVE FINISH MATERIAL. REFER TO FINISHING RECOMMENDATIONS FOR SURFACE PREPARATION. NOTIFY ARCHITECT IF CONDITIONS ARE INADEQUATE FOR REQUIRED INSTALLATION.
- SEE FLOOR PLAN SHEET FOR WALL TYPE LOCATIONS. SEE SHEET SERIES A800 FOR WALL TYPE AND ASSEMBLY DESCRIPTIONS.
- CONTRACTOR TO PROVIDE NEAR BLOCKS AT ALL CASE WORK, RINGS, FURNISHING AND EQUIPMENT. COORDINATE WITH ELEVATIONS, SECTION SHEETS, AND SPECIFICATIONS.

Number	ROOMS Name	FLOORS		WALL				Comments
		Floor Finish	Base Finish	North Wall	East Wall	South Wall	West Wall	
101	MAIN HALL	WD-1	PSC-1	SC-1	SC-1	SC-1	SC-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
102	LOBBY	PSC-1	SC-1	PSC-1	PSC-1	PSC-1	PSC-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
103	WOMEN'S	PSC-1	T-1	PSC-1/WB-1	PSC-1/WB-1	PSC-1/WB-1	PSC-1/WB-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
104	CAFE	PSC-1	WB-1	WB-1	WB-1	WB-1	WB-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
105	CATERING	PSC-1	T-1	PSC-1/WB-1	PSC-1/WB-1	PSC-1/WB-1	PSC-1/WB-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
106	MECH	PSC-1	T-1	PSC-1/WB-1	PSC-1/WB-1	PSC-1/WB-1	PSC-1/WB-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
107	STORAGE 107	WB-1	WB-1	SC-1	SC-1	SC-1	SC-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
108	MECH	SC-1	WB-1	SC-1	WB-1	PSC-1	PSC-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
109	ELEVATOR	SC-1	WB-1	PSC-1	PSC-1	PSC-1	PSC-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
110	CLOSE 1	SC-1	WB-1	PSC-1	PSC-1	PSC-1	PSC-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
111	CLOSE 2	SC-1	WB-1	PSC-1	PSC-1	PSC-1	PSC-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
201	GROOM	T-1	WB-1	SC-1	PSC-1	PSC-1	PSC-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
202	STOR	WB-1	WB-1	SC-1	PSC-1	PSC-1	PSC-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
203	BRICK	T-1	WB-1	PSC-1	SC-1	PSC-1	PSC-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
204	RAIL	T-2	T-1	PSC-1	PSC-1	PSC-1	PSC-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
205	ELEV	WB-1	WB-1	SC-1	SC-1	SC-1	SC-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
207	STOR	T-1	WB-1	PSC-1	PSC-1	PSC-1	PSC-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.
208	CONFERENCE	T-1	WB-1	PSC-1	PSC-1	PSC-1	PSC-1	SEE ELEVATIONS FOR LOCATIONS OF EACH WALL FINISH.



A1 SECOND LEVEL FINISH PLAN
1/8" = 1'-0"



A3 MAIN LEVEL FINISH PLAN
1/8" = 1'-0"



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4th Floor, New York, NY 10018
phone: (212) 633-4422

project
NOAH'S
EVENT VENUE
775 E. State St., Suite 107, Maumee, OH 43537
www.noahsvenue.com

Maumee, OH
SW Corner of Beaver Creek Circle and Arrowhead Road

Printer: 10/20/18
Date: 10/20/18
revisions:

title:
Finish Plans

sheet:
AF101

PERMIT SET

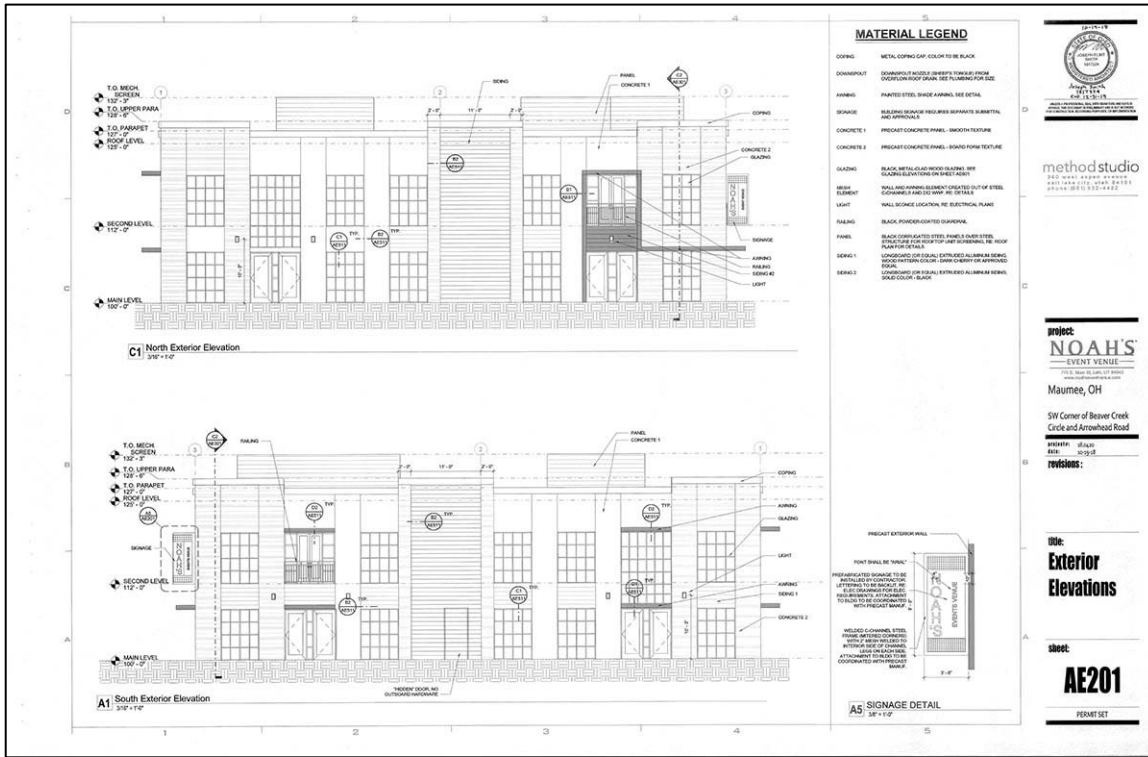
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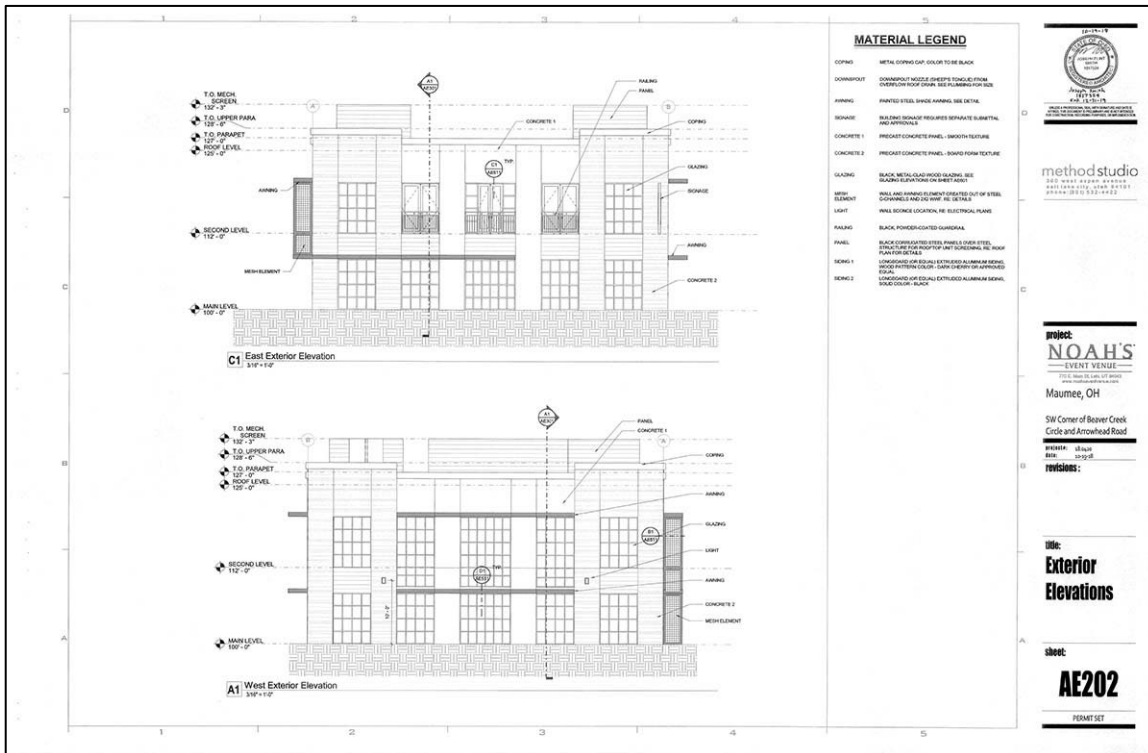
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SCALE: 1/8"=1'-0"
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Exterior Elevations

sheet:
AE201

PERMIT SET



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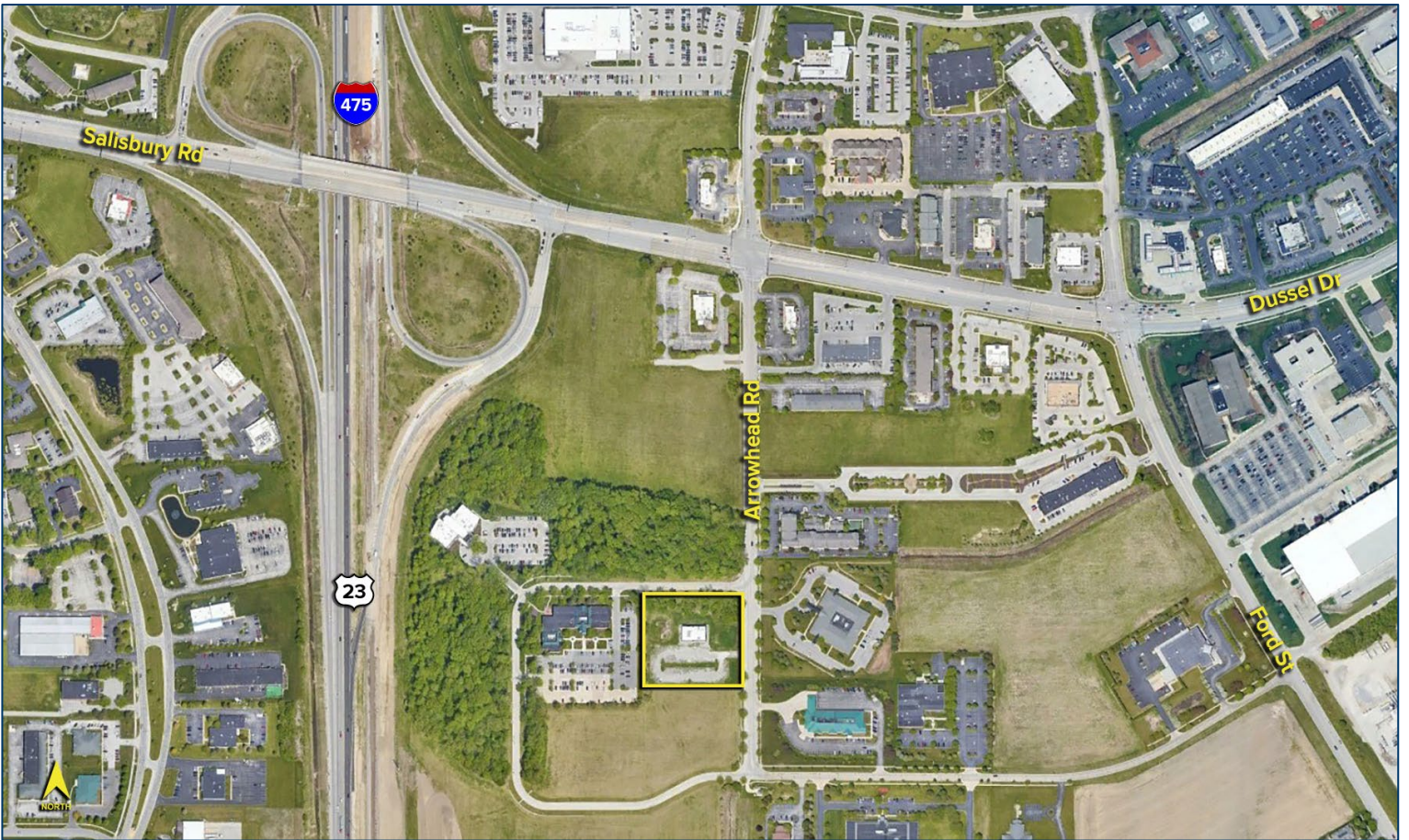
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