

1355 ARROWHEAD CIRCLE
MAUMEE, OH 43537



**SIGNATURE
ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

COMMERCIAL BUILDING FOR SALE
5,040 ± Square Feet Available



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:

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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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

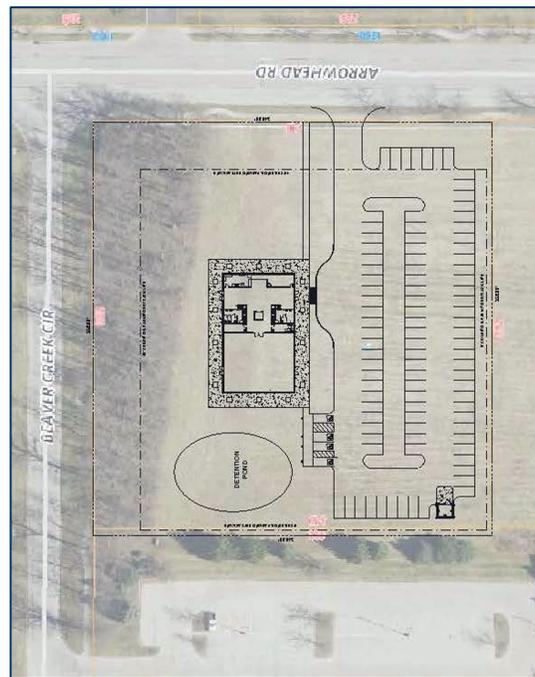
Current Occupant:	Vacant – Unfinished
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	Not needed

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 an event center.



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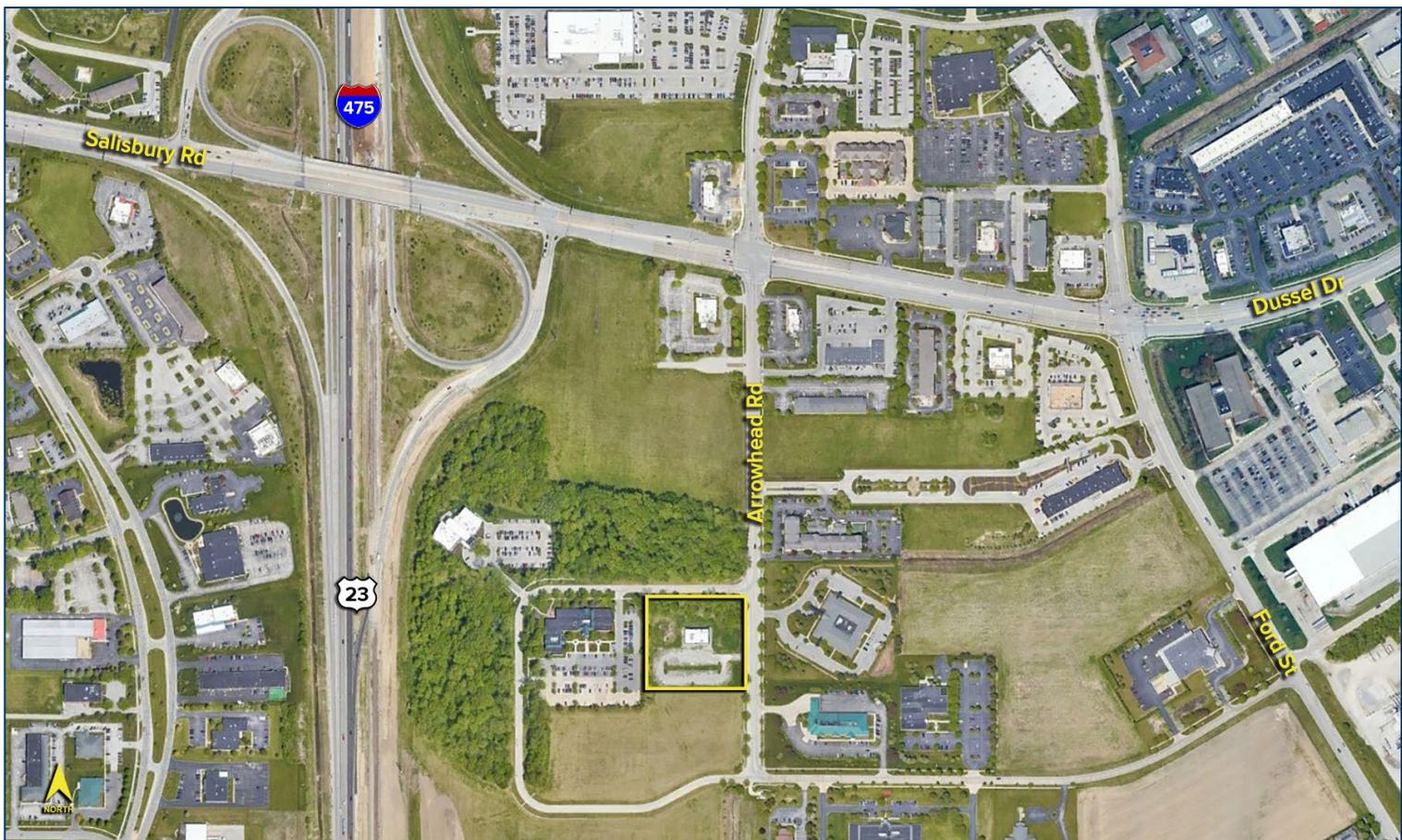
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