

# 3411 Technology Drive

3411 Technology Drive | Findlay, OH 45840



## OFFERING SUMMARY

Sale Price:	\$4,750,000
Building Size:	34,601 SF
Lot Size:	10.5 Acres
Year Built:	2008
Building Class:	A
Market:	Toledo
Submarket:	Outside Metro Area
Total Parking:	359
Parking Ratio Per 1,000 SF:	4.63
Price / SF:	\$137.28

## PROPERTY OVERVIEW

- Available for lease at \$13.50/SF (NNN)
- Immaculately maintained, beautiful, all-brick building located in Findlay Commerce Park
- Two-minute drive to CR-99 exit on I-75
- Built in 2008 for The Right Thing, Now ADP Payroll Services
- Approximately 23,000 SF of open office space with 280 cubicles, six private offices/meeting rooms
- Exposed roof deck and joists, roof hatch, rooftop GFA heat, and boiler heat registers on outside walls
- Constructed with brick, block and steel studs
- White noise speakers, wireless routers throughout, fire alarm, wet fire suppression system
- Back-Up 500KW generator with 1,000 gal diesel tank
- 113-seat capacity auditorium
- 120/208 Volt, 277 Volt, and 480 Volt electric services, uninterruptible power supply, 40 12-volt Batteries
- System to increase water pressure
- Large break room with large fridge, microwave, tables, men's and women's restrooms

For More Information Contact:

**Gary Micsko, CCIM**

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Lease Rate	<b>\$13.50/SF (NNN)</b>
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## PROPERTY INFORMATION

Property Subtype	Office Building
APN #	690001027658
Zoning	O-I Institutions & Offices
Acreage	10.5 Acres
Annual Real Estate Taxes	\$39,191.42
Annual Real Estate Taxes/SF	\$1.13/SF

## PARKING & TRANSPORTATION

Parking Ratio	4.63
Number of Parking Spaces	359

## UTILITIES & AMENITIES

Power Provider	AEP
Power Description	120/208 V, 277 V, 480 V
Fuel Provider	KNG
	Natural Gas
Water Provider	Municipal
Sewer Provider	Municipal

## INCENTIVES

Qualified Data Center:	<a href="https://bit.ly/3a6GuvB">https://bit.ly/3a6GuvB</a>
	<a href="https://bit.ly/31u9oSr">https://bit.ly/31u9oSr</a>
Findlay and Hancock County	<a href="https://bit.ly/2F3Xx5Z">https://bit.ly/2F3Xx5Z</a>

## LOCATION INFORMATION

Street Address	3411 Technology Drive
City, State, Zip	Findlay, OH 45840
County	Hancock
Market	Toledo
Sub-market	Outside Metro Area

## BUILDING INFORMATION

Building Class	A
Building Size	34,601 SF
Tenancy	Single
Number of Floors	1
Year Built	2008
Construction Status	Existing
Condition	Excellent
Roof	Flat, Membrane
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Carpet over concrete
Exterior Walls	Brick
Structural System	Steel/Masonry
HVAC	Yes
Climate Control	Yes
Restrooms	2
Exterior Signage	On Monument Sign

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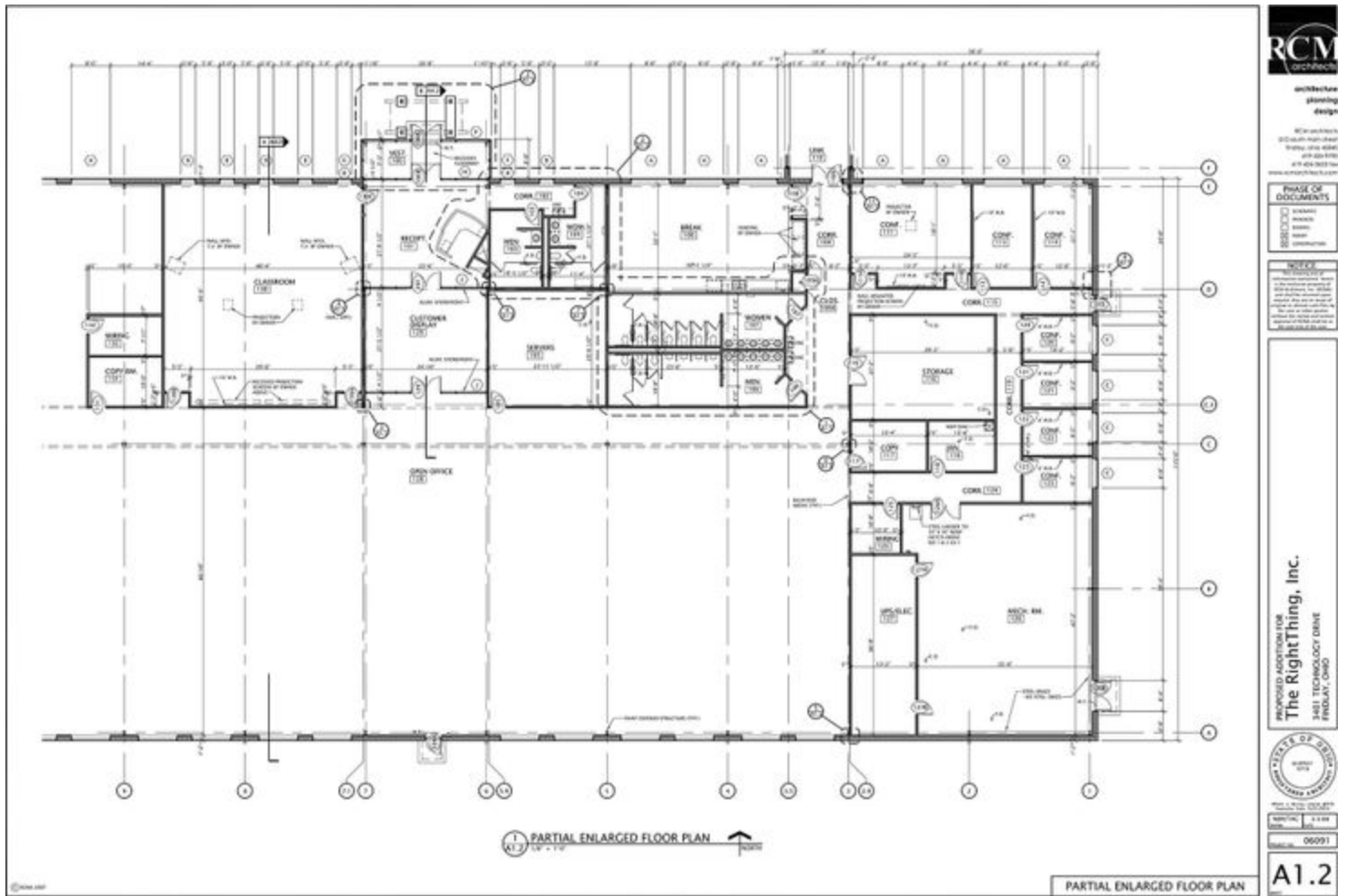






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Floor Plan A1.2

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Located near CR-99 and I-75



Signage to be shared with existing ADP Monument Sign



Building is located in Findlay Commerce Park

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Reichle | Klein Group   
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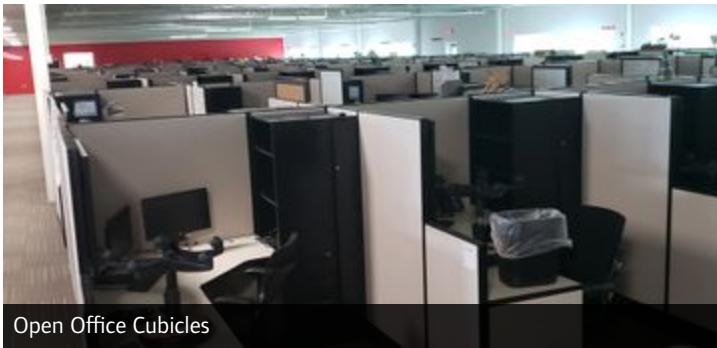
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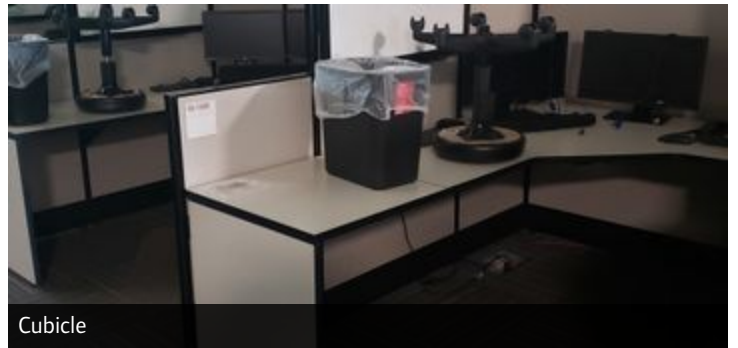
Meeting Room



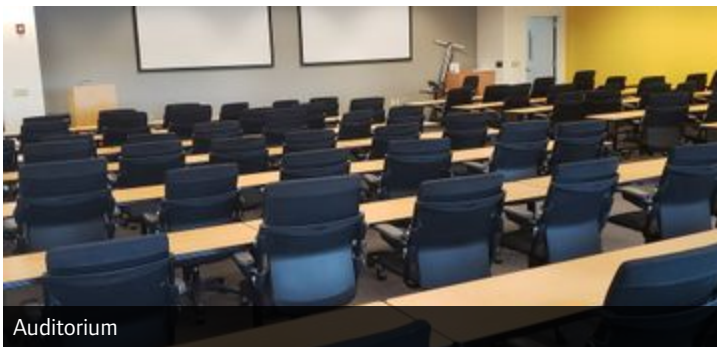
Smaller Training Room



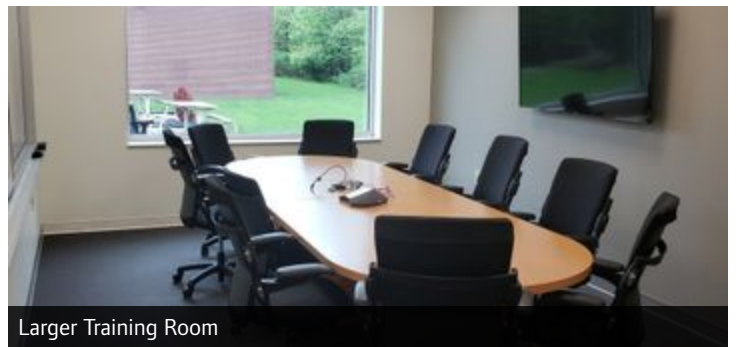
Open Office Cubicles



Cubicle



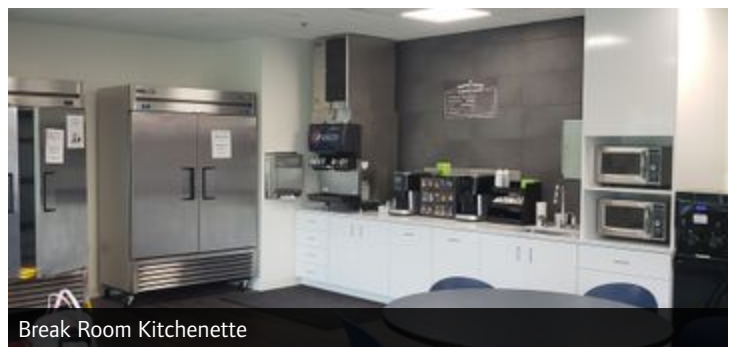
Auditorium



Larger Training Room



Break Room



Break Room Kitchenette

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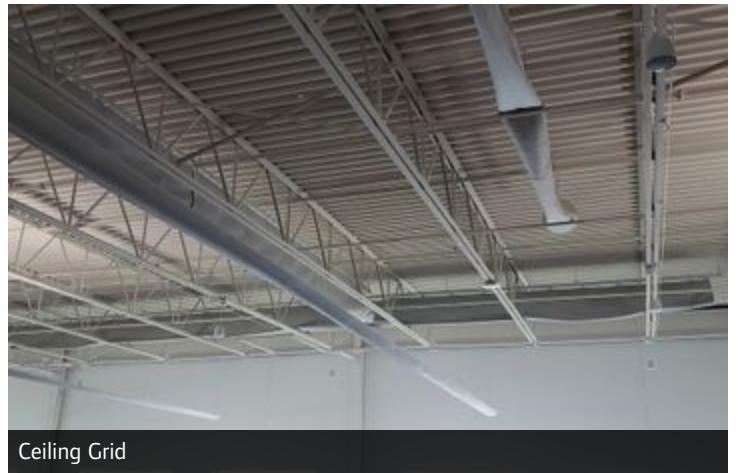
Men's and Women's Restrooms



Men's Restroom



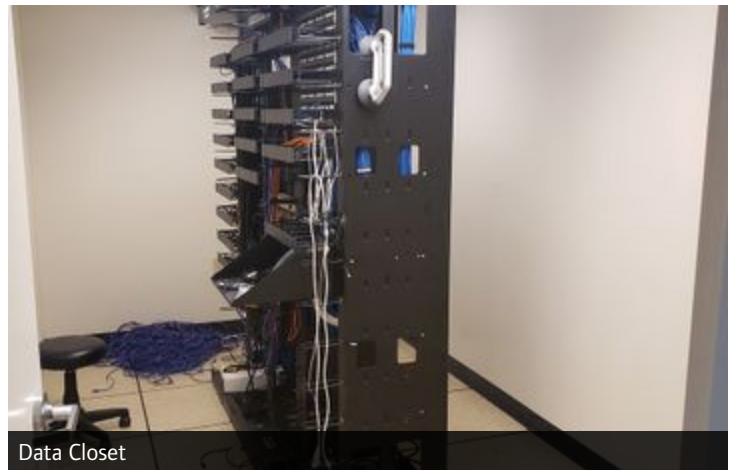
Women's Restroom



Ceiling Grid



White Noise Speaker



Data Closet

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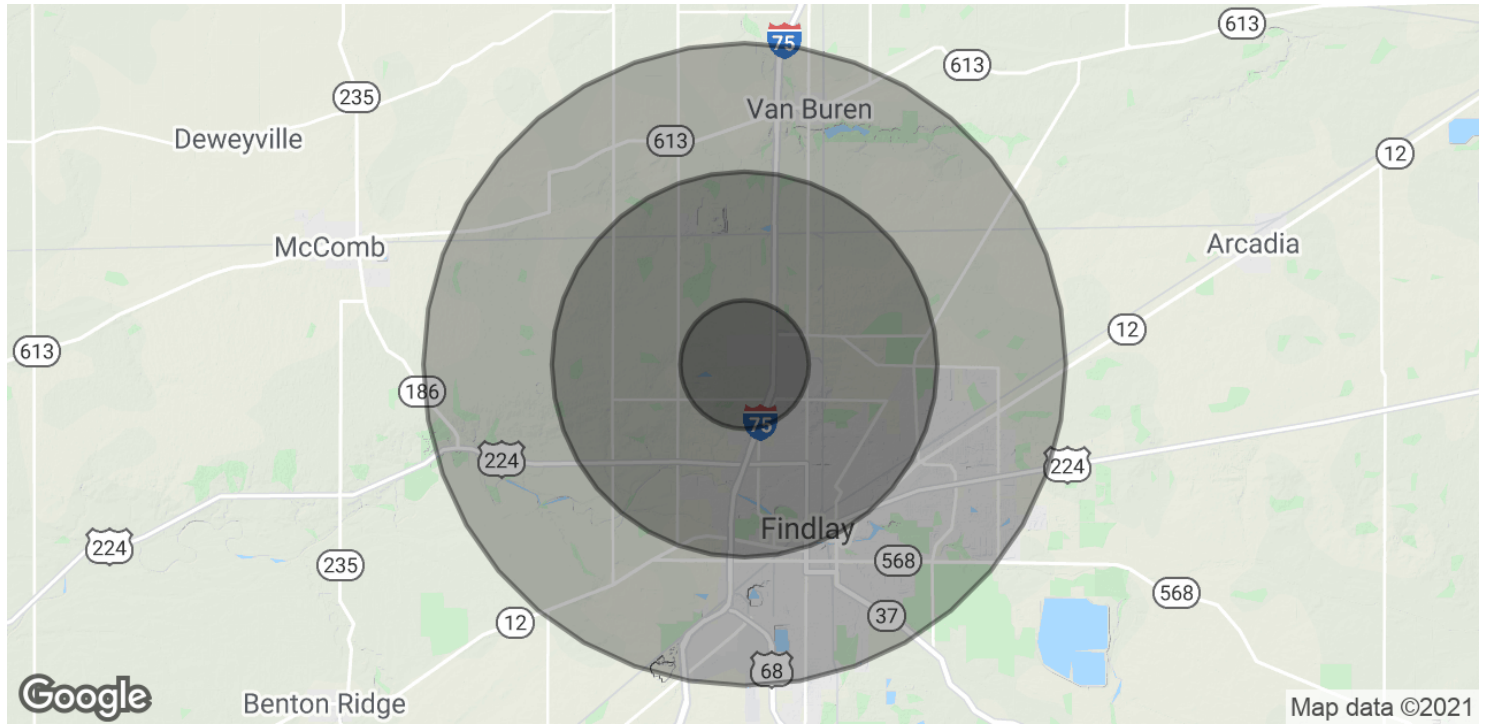
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,841	26,557	52,495
Average age	38.8	32.6	35.3
Average age (Male)	38.0	32.7	34.7
Average age (Female)	39.9	33.2	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,014	10,703	22,144
# of persons per HH	2.4	2.5	2.4
Average HH income	\$65,417	\$51,342	\$55,108
Average house value	\$161,754	\$133,475	\$150,743

\* Demographic data derived from 2010 US Census

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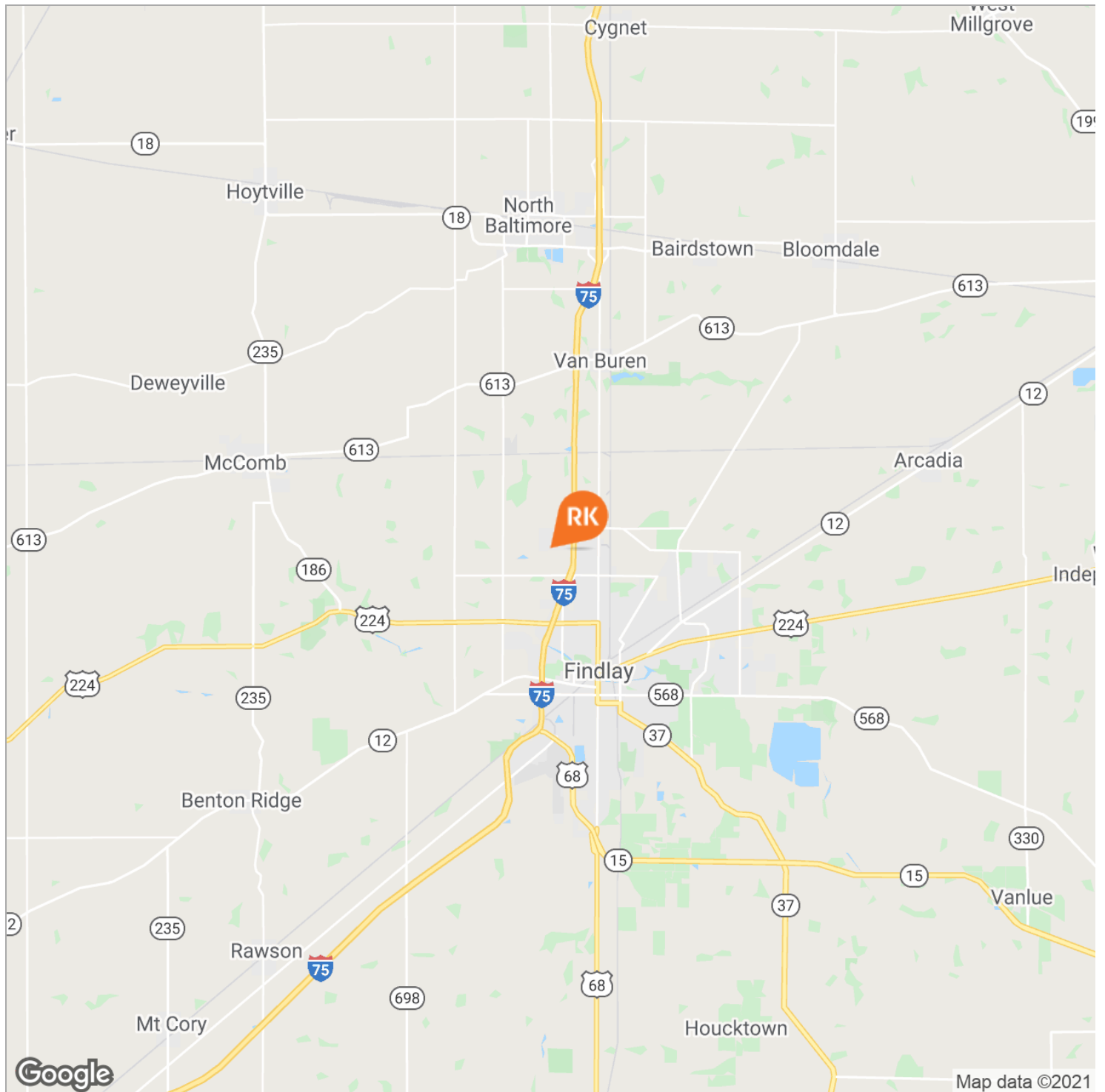
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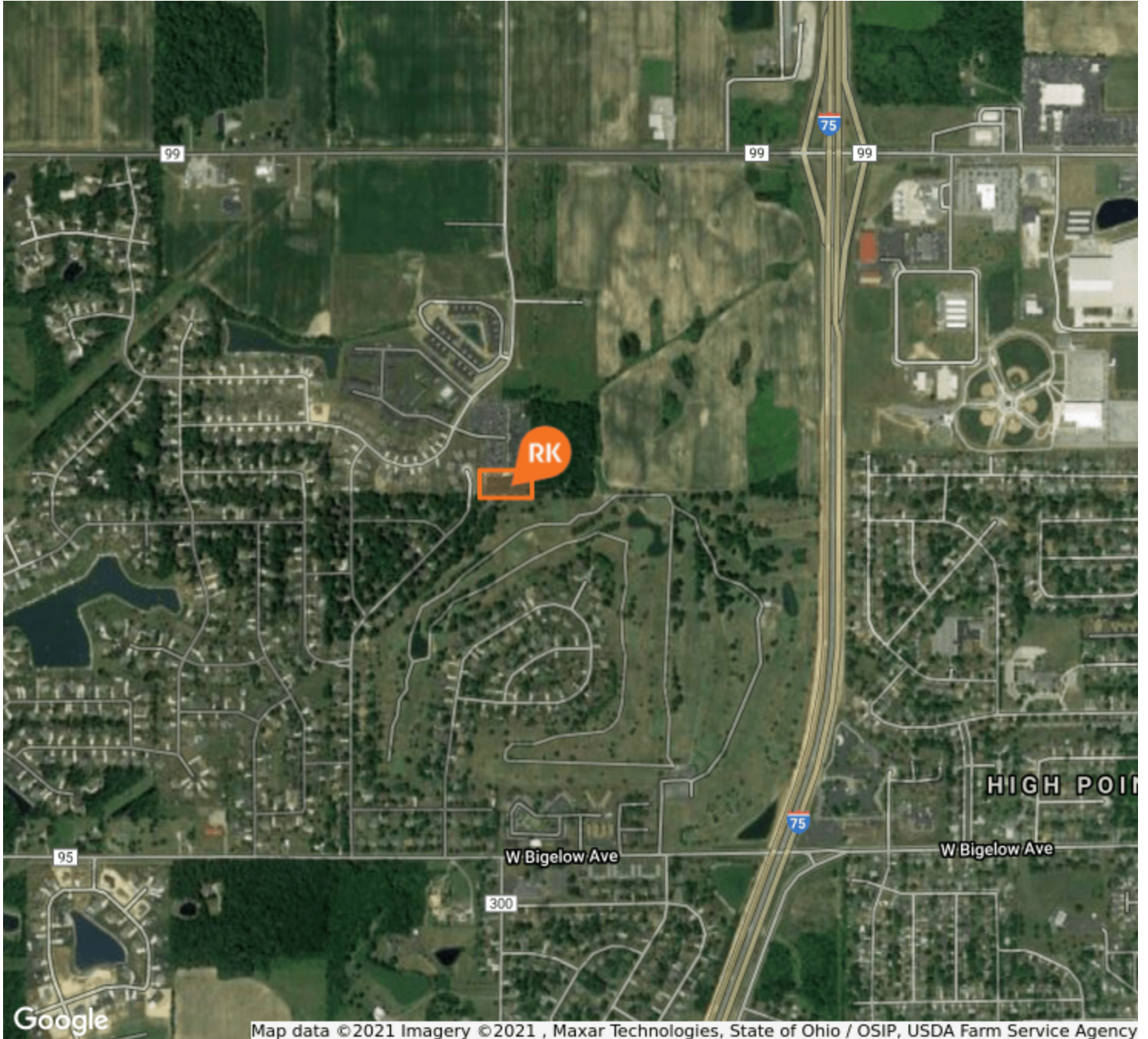
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