

1721 INDIAN WOOD CIRCLE
MAUMEE, OH 43537

OFFICE FOR SALE OR LEASE
5,072 Square Feet Available



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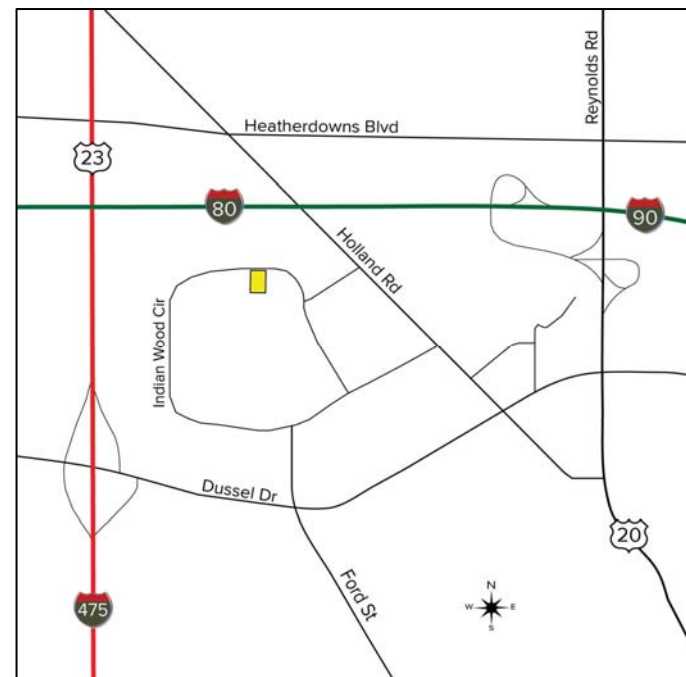
FULL-SERVICE COMMERCIAL REAL ESTATE

ARROWHEAD PARK



GENERAL INFORMATION

Sale Price:	\$495,000
Lease Rate:	\$10.00 psf NNN
Building Size:	5,072 sf – includes 1 car garage
Space Available:	5,072 sf – includes 1 car garage
Number of Stories:	2
Year Constructed:	1991
Acreage:	1.08
Lot Dimensions:	156.85' x 300.1'
Condition:	Excellent
Closest Cross Street:	Hickory Point Road
County:	Lucas
Zoning:	C-M – Commercial-Industrial
Parking:	50 spaces – recently repaved
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood
Roof:	Asphalt shingle
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	8'6"
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp/3 phase
Security System:	Yes
Restrooms:	3 on first floor & 2 on second floor
Sprinklers:	No
Signage:	Freestanding

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Maumee
Sanitary Sewer:	City of Maumee
Storm Sewer:	City of Maumee

BUILDING INFORMATION

Current Tenant:	Vacant
Occupancy Date:	Immediately
Sign on Property:	Yes
Showing Instructions:	Lockbox

LEASE DETAILS

Term:	3 year minimum
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Landlord responsible for roof and structure.	

2021 REAL ESTATE TAXES

TD:	36
Parcel:	40850
Valuation:	
	Land \$78,000
	Building \$259,000
	Total \$337,000
Total Annual Taxes:	\$12,519.06

Comments:

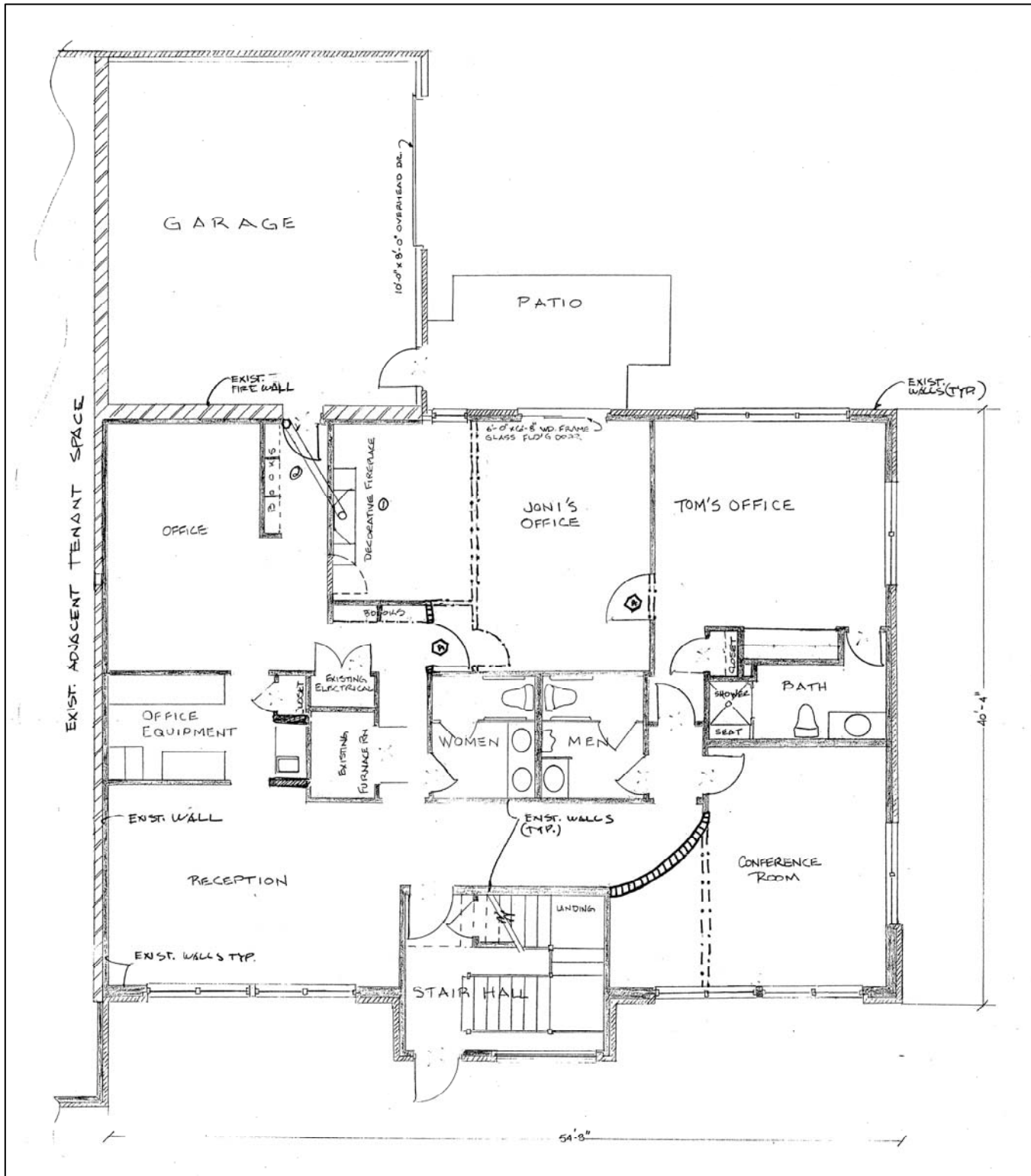
- Class "A" office condominium building with many amenities.
- Built-in cabinets/bookshelves, heated garage with floor drain, utility sink, built-in refrigerator, kitchenette area, parabolic lighting, and patio/picnic area.
- Access to walking trail.
- Wooded view.
- One restroom includes a shower.

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Floor Plan – 1st Floor



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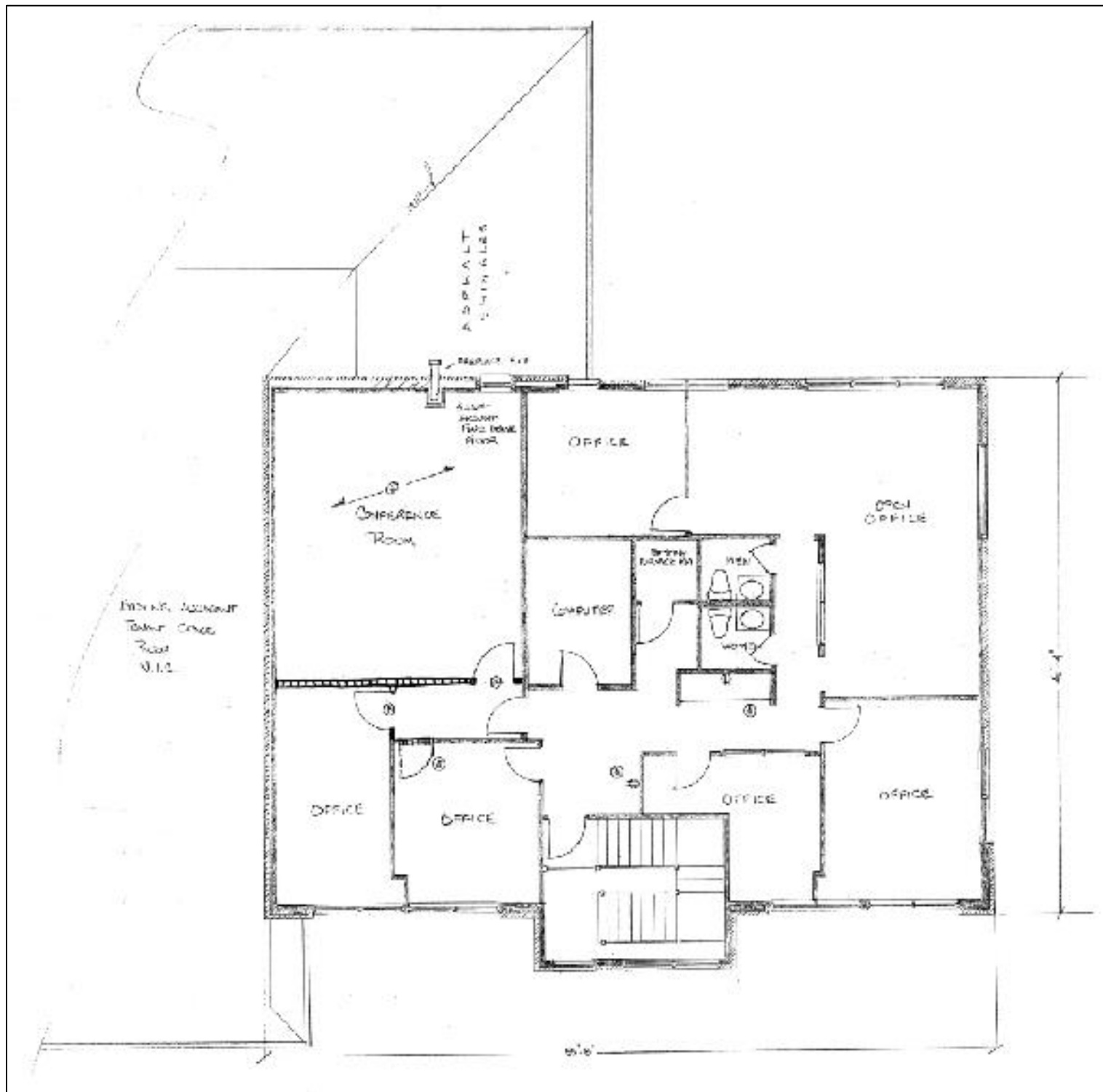
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Floor Plan – 2nd Floor



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Exterior & Interior Photos



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Interior Photos



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