

530 ILLINOIS AVENUE  
MAUMEE, OHIO 43537

COMMERCIAL/INDUSTRIAL FOR  
SALE OR LEASE

159,224 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

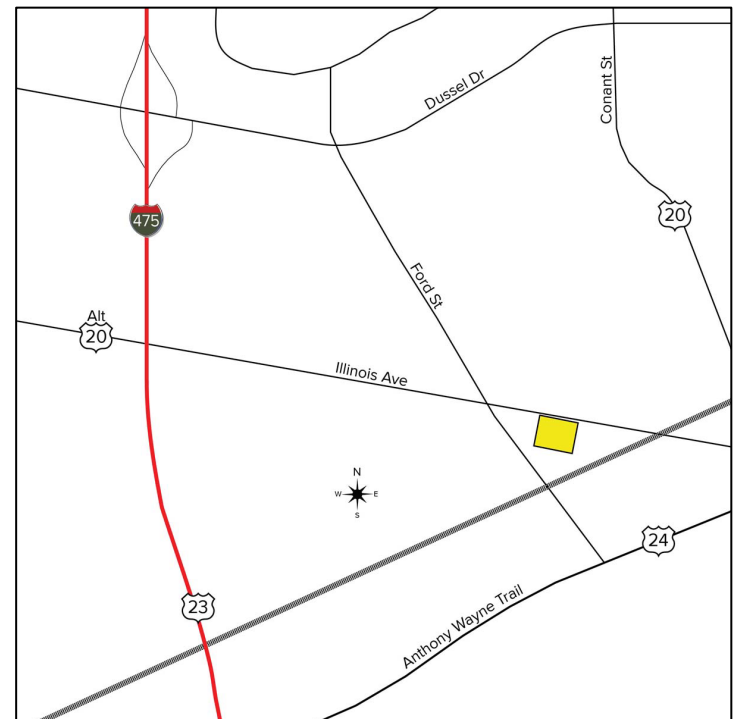
FULL-SERVICE COMMERCIAL REAL ESTATE

**FORMER ANDERSONS**



## GENERAL INFORMATION

Sale Price:	\$10,000,000
Lease Rate:	\$5.00 per square foot NNN
Building Size:	159,224 square feet
Space Available for Lease:	The space can be split.
Number of Stories:	1
Year Constructed:	1972 - 1989
Condition:	Good
Closest Cross Street:	Ford Street
Acreage:	15.84 acres on 2 parcels
Land Dimensions:	Approx. 835' on Illinois Avenue Approx. 435' on Ford Street
County:	Lucas
Zoning:	Industrial
Parking:	Ample
Curb Cuts:	4
Street:	4 lane, 2 way



For more information, please contact:

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### Main Retail Area

- Rough Dimensions 560' x 241'.
- 30' Column spacing.
- Upgraded Lighting.
- Restrooms at main entry and east entry.
- Restrooms in back office area.
- Approximate height to joist 11'6" and 13' 3" to deck.
- Former Refrigeration/Freezer zones.
- Former food prep areas.
- There is a safe.

### East End Supply Warehouse

- Pre-engineered metal.
- Clear span drive thru bay is approximately 150' x 65'.
- Ceiling height 23'±.
- Drive thru doors are 14' h x 20' w.
- Floor drains.
- Three dock doors in shipping receiving area.
- Supply warehouse does not have air conditioning.
- Drive-in entry doors.

### West End Garden Center

- 14'± ceiling height.
- Exterior receiving dock platform.
- Direct access to former freezer/refrigeration areas.
- Large fenced yard with gate entries, lighting, previous irrigation systems.

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# 530 Illinois Avenue, Maumee, OH 43537

## Commercial/Industrial For Sale or Lease

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Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Steel joist
Roof:	Flat/membrane
Floors:	Concrete
Floor Coverings:	Tile, epoxy, and sealed concrete
Ceiling Height:	10' 6" – 14' in retail area
Basement:	No
Heating:	Gas unit and gas forced air
Air Conditioning:	Throughout trade area
Power:	Up to 480 V throughout
Restrooms:	4 sets of restrooms
Sprinklers	Yes
Elevator:	No
Signage:	Yes

### 2025 REAL ESTATE TAXES

TD:	36
Parcel Number:	04282, 04368
Total Taxes:	\$98,372.89
Market Valuation:	
Land	\$927,200
Building	\$1,832,000
Total:	\$2,759,200

### TRAFFIC COUNTS (TWO-WAY)

ILLINOIS AVENUE	8,227 cars per day. (2025)
FORD STREET	7,245 cars per day. (2025)

### LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Prorata share of operating expenses.

### BUILDING INFORMATION

Current Tenant:	Occupied by Anderson's Fertilizer Division
Occupancy Date:	Tentatively July 2026
Sign on Property:	Yes
Key Available:	No - appointment needed

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,477	\$91,116
3 MILE	50,885	\$94,610
5 MILE	121,286	\$88,437

### Comments:

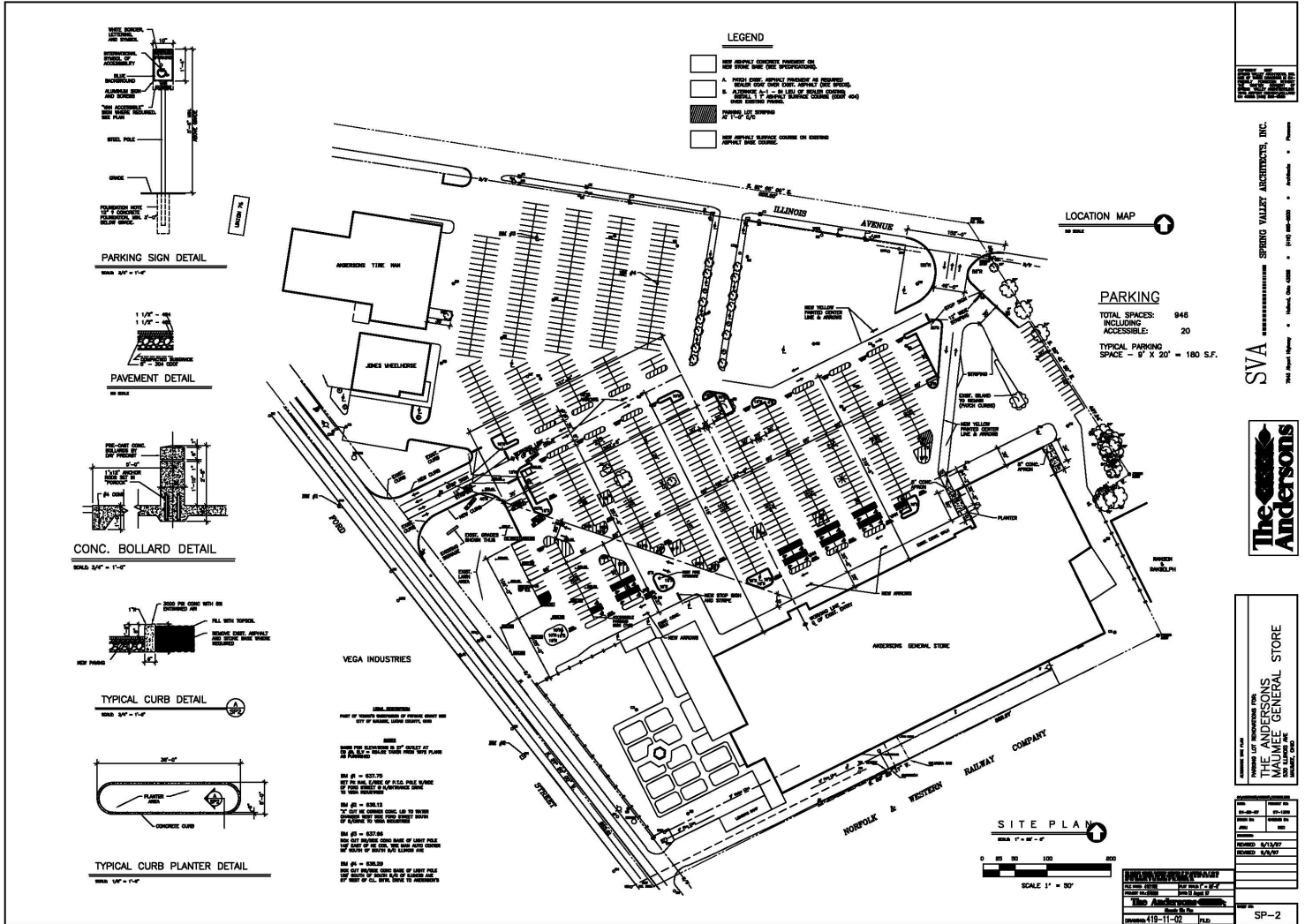
- Column spacing in generally 30' x 30'.
- Power Distribution panels/ switchgear throughout building.
- Floor drains throughout.
- Out lot parcels available.
- Rough dimensions are 560' x 241'.
- Back-up generator.
- Compressor room.
- In close proximity to the new I-475/US-23 interchange at US-20A.
- Norfolk Southern rail line along the entire southern boundary.

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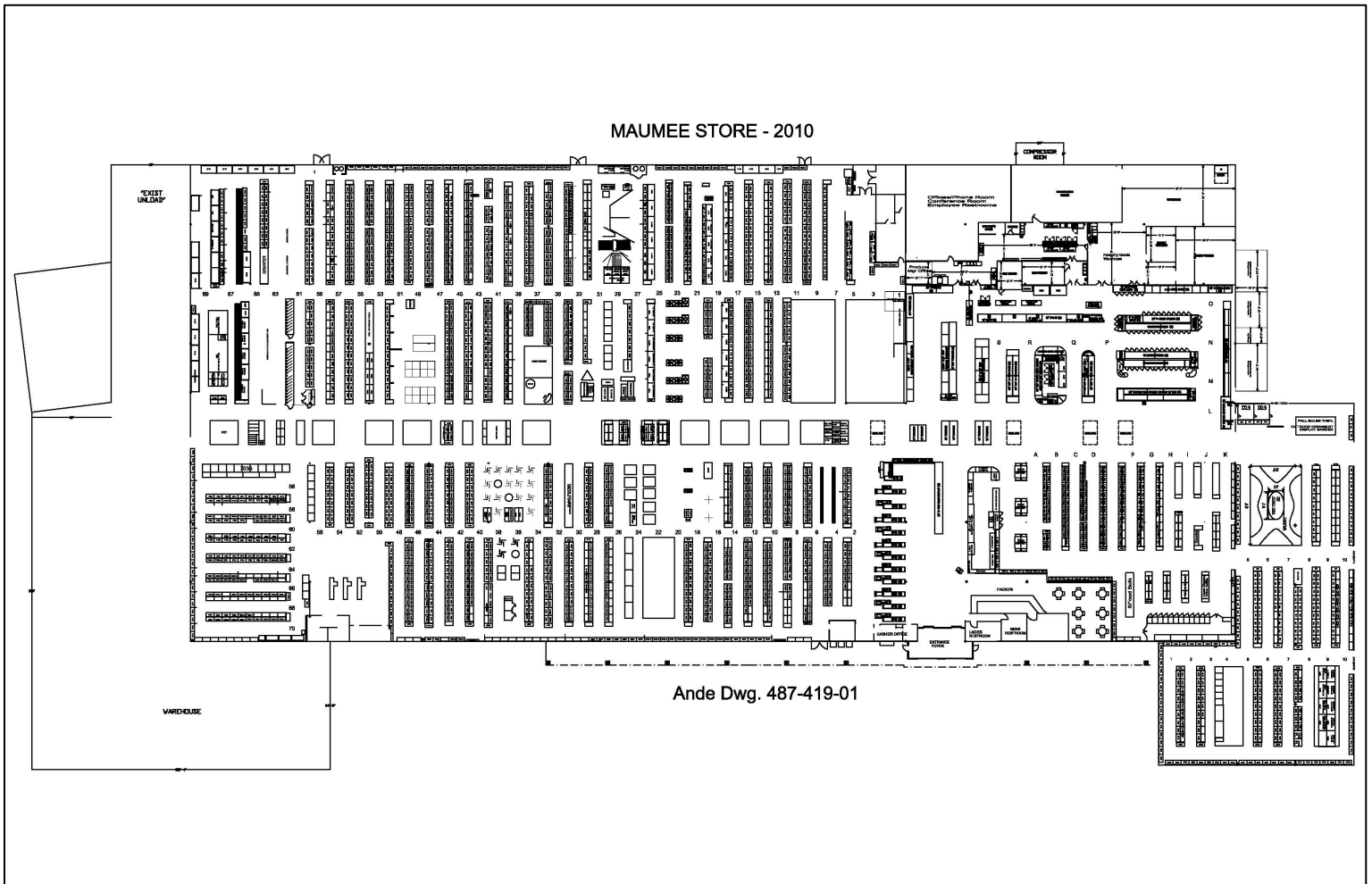
Site Plan



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## Main Retail Floorplan

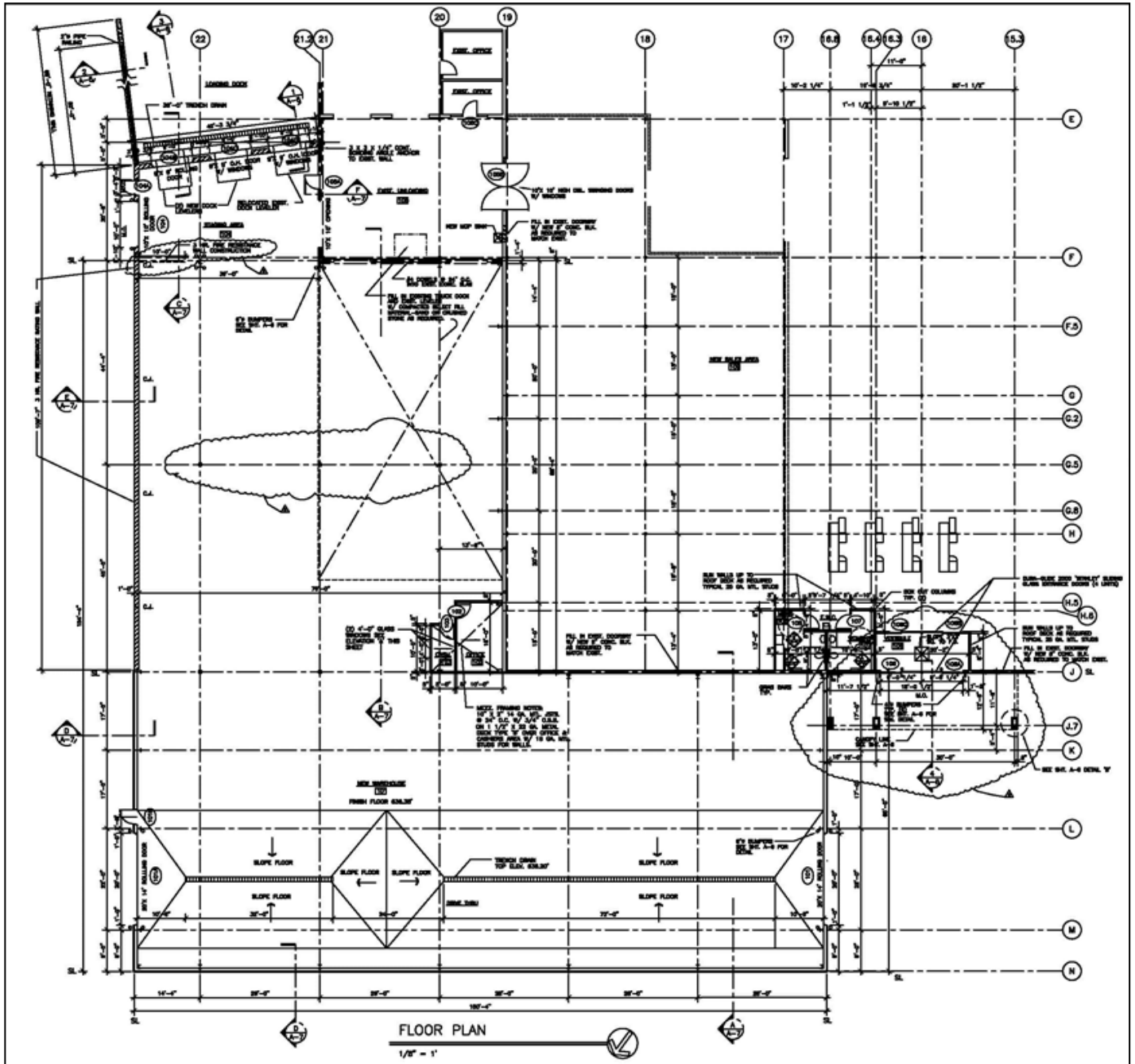


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### East End Warehouse Floorplan

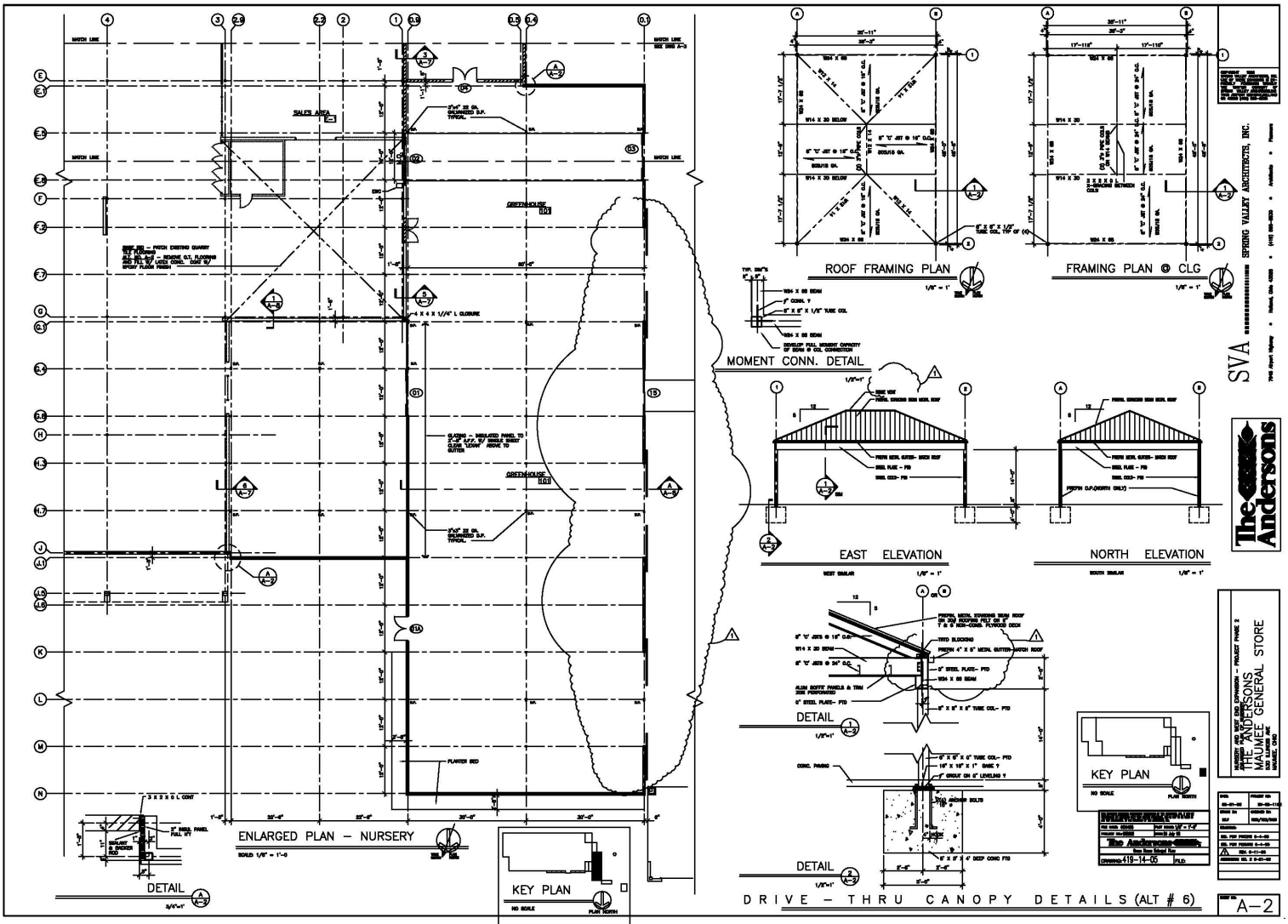


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# West end & Garden Center Floorplan



SVA  
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 SPENDING VALLEY ARCHITECTS, INC.  
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 Website: www.sva.com

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## Exterior Photos



Main entrance & parking field



Garden Center facade



East end entry and drive-in door



Garden Center - West Elevation



South Elevation - Garden Center



Receiving Dock



Eastern Elevation - Supply Warehouse

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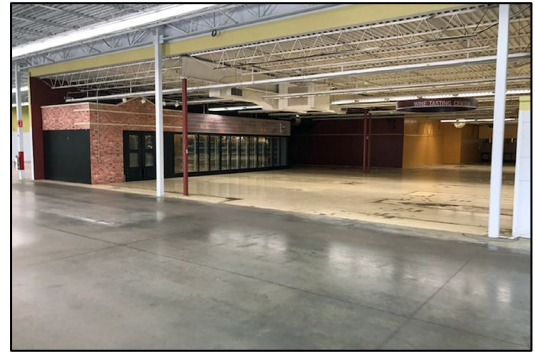
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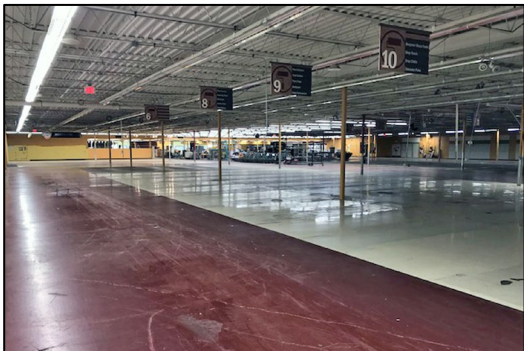
## Main Retail Area Photos



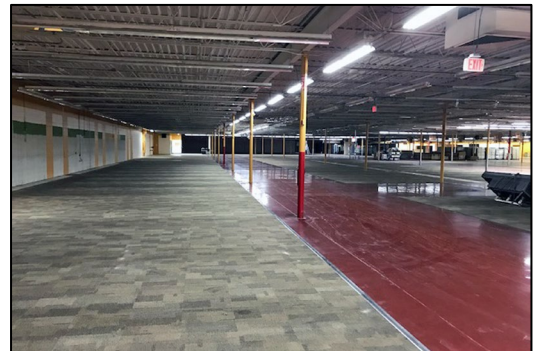
Main retail – East entry



Main retail area



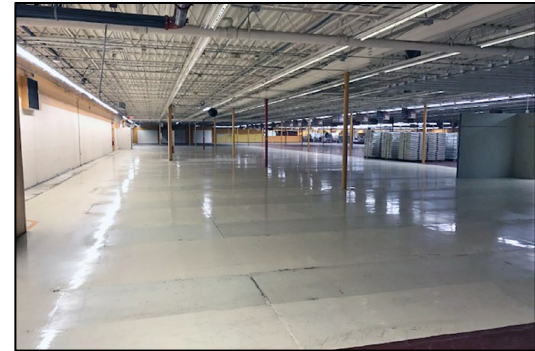
Open retail area



Open retail area



Back offices & bathrooms



Open retail area



Food prep area



Back office

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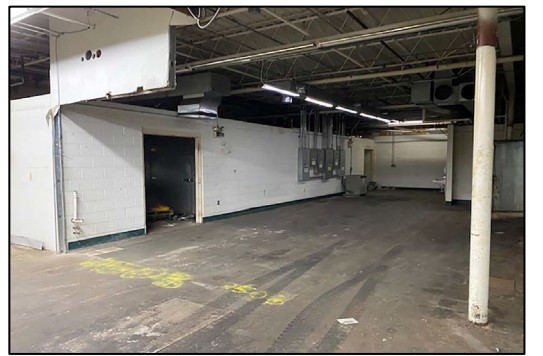
## West End Garden Center Photos



Garden Center Retail Area



Garden Center Retail Area



Yard office



Typical Lighting



Garden Center fencing



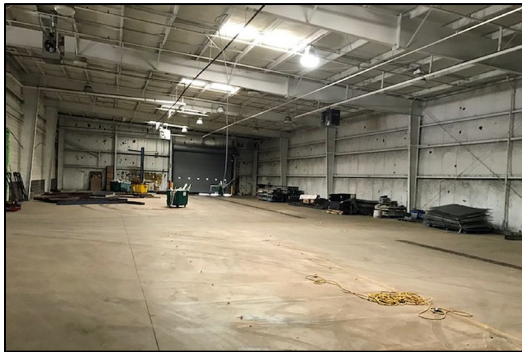
Drive-in doors

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## East End Supply Warehouse Photos



14' x 20' drive thru bays



Drive-in door adjacent to docks



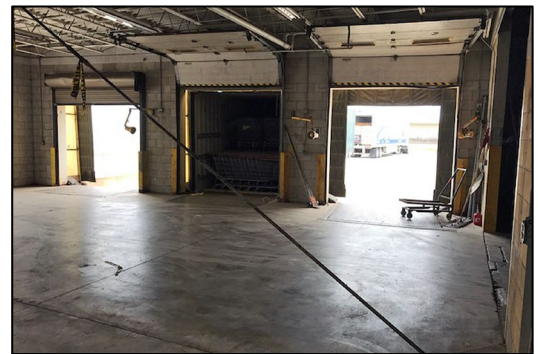
Supply warehouse



Staging zone at docks



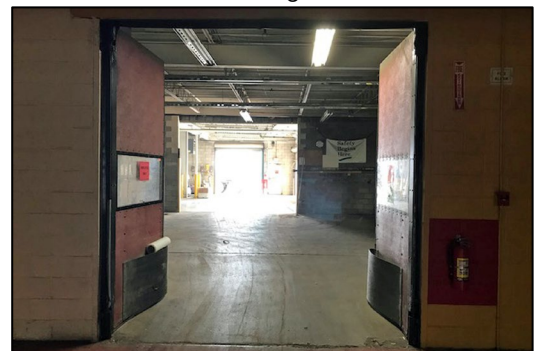
Supply warehouse



3 receiving docks



Restroom & office space



Passageway to East end Supply warehouse

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