

1412 S. REYNOLDS ROAD
MAUMEE, OH 43537

COMMERCIAL FOR SALE OR LEASE
31,010 Square Feet Available



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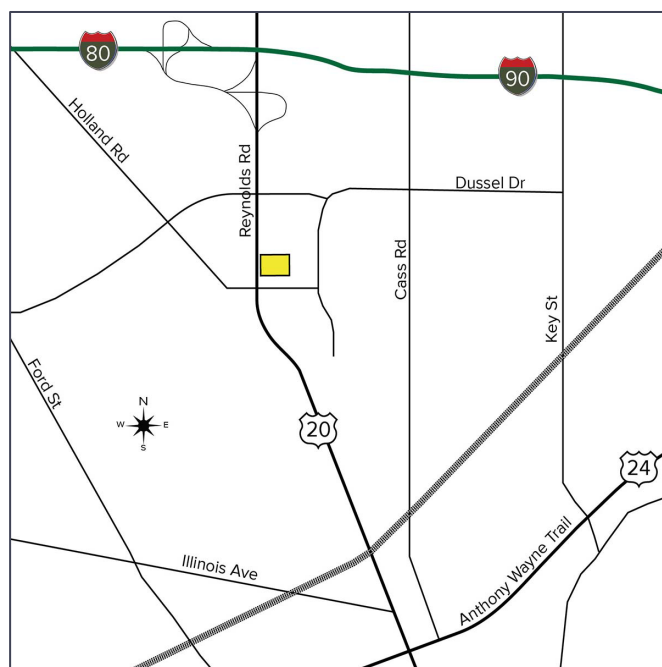
FULL-SERVICE COMMERCIAL REAL ESTATE

FREESTANDING COMMERCIAL BUILDING



GENERAL INFORMATION

Sale Price:	\$2,200,000
Lease Rate:	\$10.00/SF NNN
Space Available for Lease:	31,010 square feet*
Building Size:	31,010 square feet
Number of Stories:	One
Year Constructed:	1981, front updated in 2007
Condition:	Good – well maintained
Closest Cross Street:	Between Dussel Dr & Chesterfield Ln
Acreage:	2.886 acres
Land Dimensions:	204' x 614'
County:	Lucas
Zoning:	C-1 – Neighborhood Comm.
Parking:	115 spaces or 3.71 spaces per 1,000 SF building area.
Curb Cuts:	One
Street:	4 lane with center turn



*per Lucas County Auditor

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick & concrete block
Structural System:	Load bearing masonry with steel beam/post & bar joist support
Roof:	Flat rubber, corrugated steel deck
Floors:	Concrete
Floor Coverings:	Carpet/vinyl tile
Ceiling Height:	9' – 14' to the bottom of joist
Basement:	No
Heating:	Gas forced air. Building has 7 rooftop HVAC units (5 front, 2 rear). Office and retail showroom space is heated and air conditioned via roof-mounted combo units. Warehouse space is heated via suspended gas forced air heaters. Backflow valve upgraded and inspected by City of Maumee.
Air Conditioning:	Central
Power:	Two 3-phase/600a/120/208v with transformer, 277/480v main panels and various sub-panels
Restrooms:	Two 6-fixture restrooms in front area, two 4-fixture restrooms in rear
Sprinklers	No
Elevator:	No
Signage:	Facia & freestanding
Overhead door/dock:	Four – 9'x10' (2 front, 2 rear) Two 9.5' x 10' recessed loading docks with concrete truckwell & levelers
Security system:	Yes – Guardian Alarm
Phone/fiber provider:	Buckeye Telesystem
Cable:	Spectrum

LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsible For:	Utilities + NNN expenses and all operating expenses except roof and structure

BUILDING INFORMATION

Current Tenant:	Buckeye/Wolverine Shop Mason's Billiards & Barstools
Occupancy Date:	90 – 120 days after closing or lease execution
Sign on Property:	No
Key Available:	Arrange tour with Megan 419.215.1008

2025 REAL ESTATE TAXES

TD:	36
Parcel Number:	81518
Assessor Number:	43291001
Total Taxes:	\$55,714.63
Land valuation:	\$379,900
Improvement valuation:	\$941,700
Total valuation:	\$1,321,600

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Comments:

- 204' retail frontage on Reynolds Road.
- Building can be utilized for single or multiple occupants. Electric and gas is split between front and rear.
- Quick access to US-23/I-475 (1.5 miles), I-80/90 (0.69 miles) and US-24 (3 miles).
- Parking lot could be expanded.
- Buckeye/Wolverine Shop and Mason's Billiards & Barstools businesses are also for sale (not included with the sale of the real estate). Established business began operating in the 1980's.
- Open showroom areas (front) with painted deck and ductwork.

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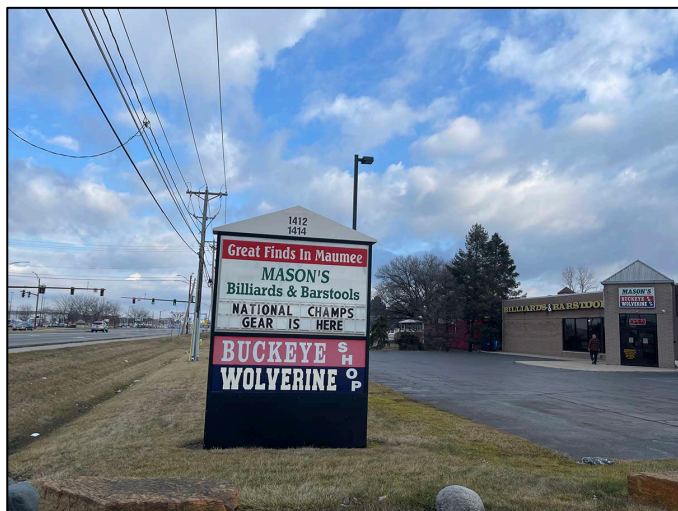
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Signage on Reynolds Road



Front, two 9'x10' grade level doors



Rear, two 9'x10' grade level doors



Rear parking lot area

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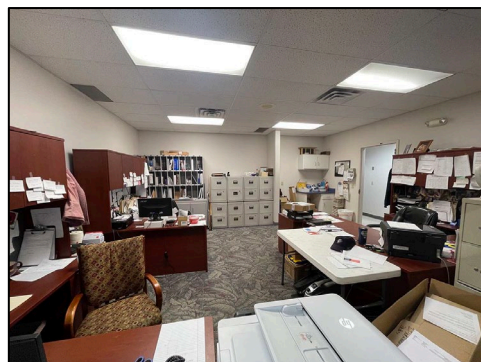
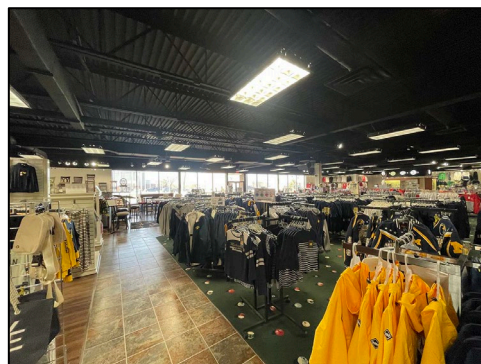
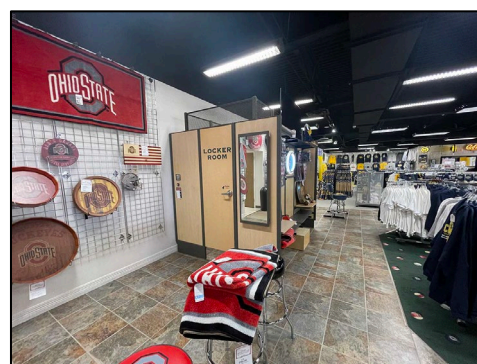
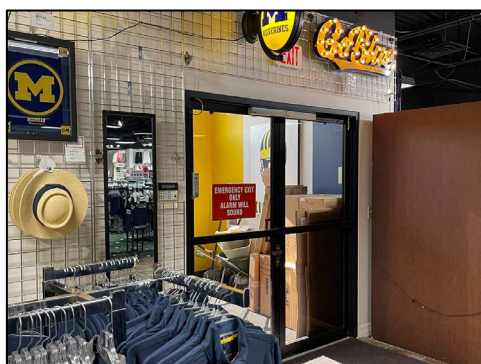
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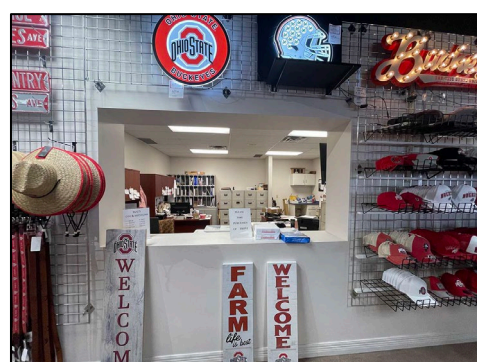
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Retail/showroom space occupied by the Buckeye/Wolverine Shop



Office



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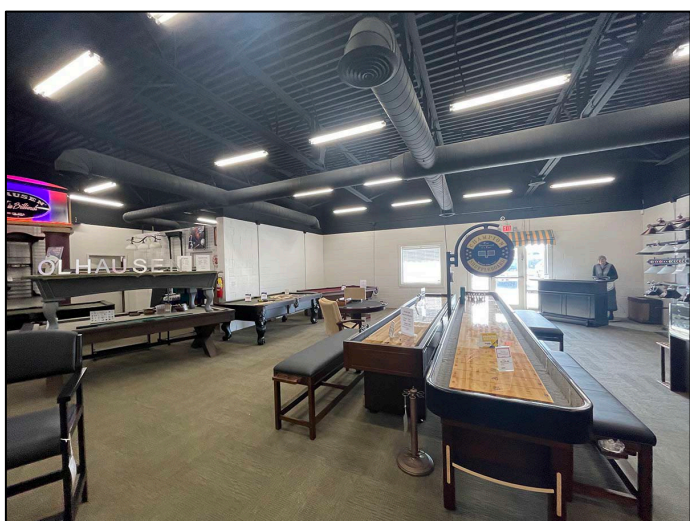
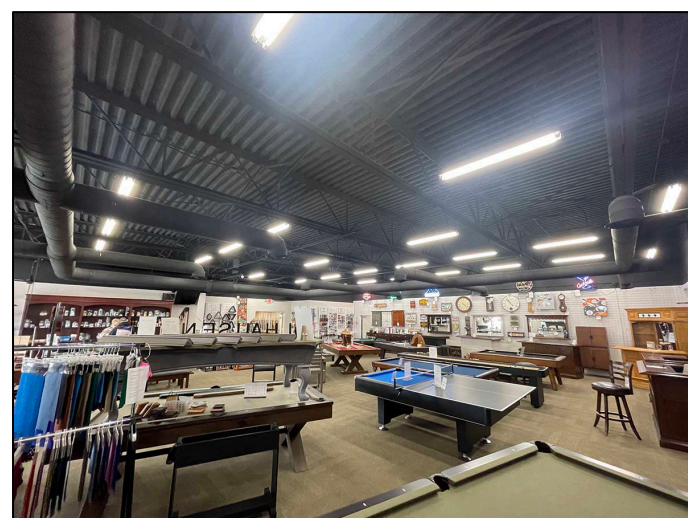
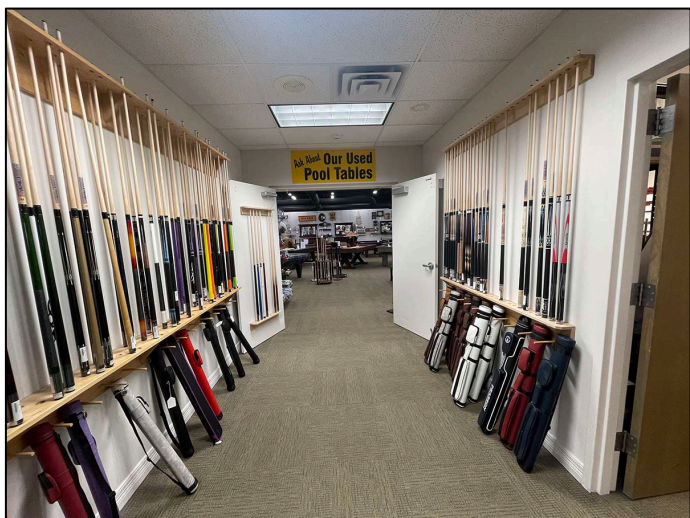
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Retail/warehouse area occupied by Mason's Billiards & Barstools



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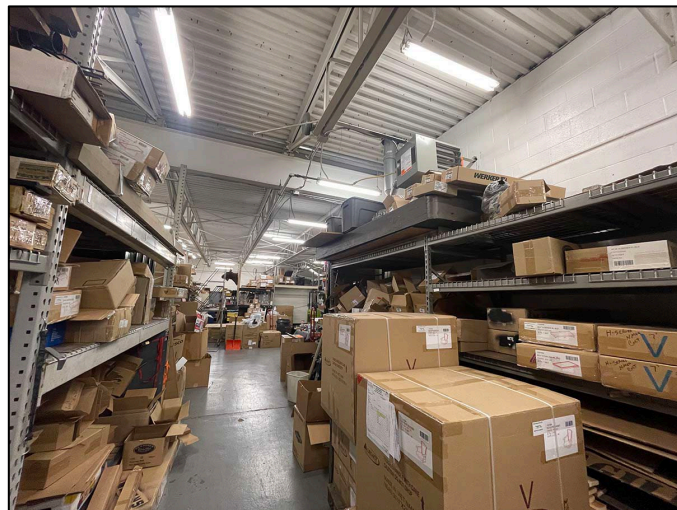
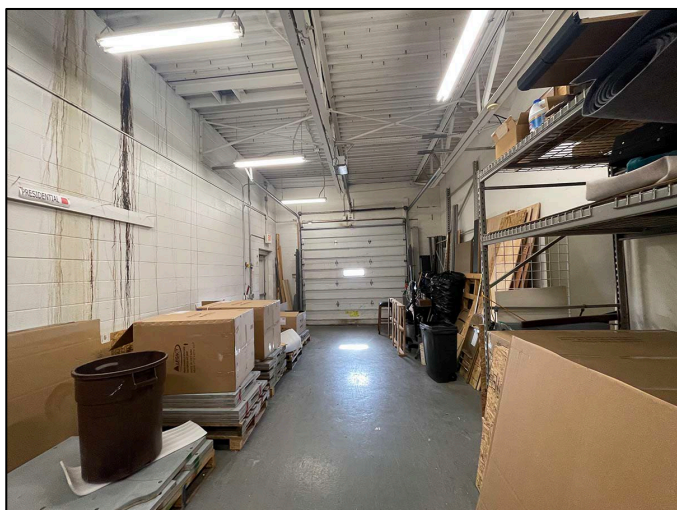
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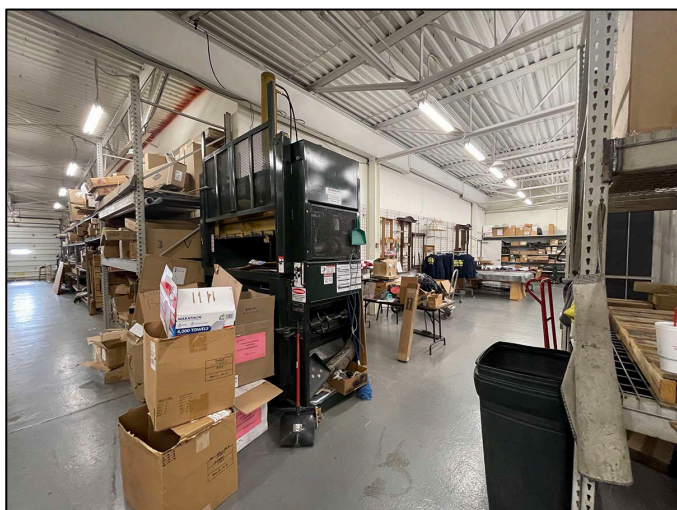
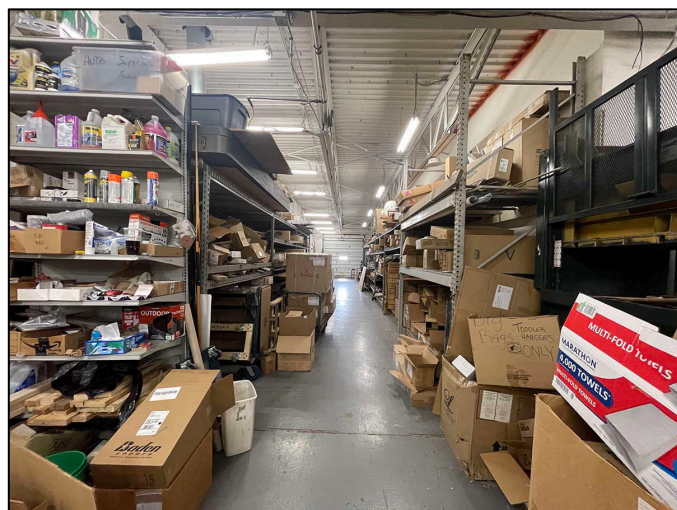
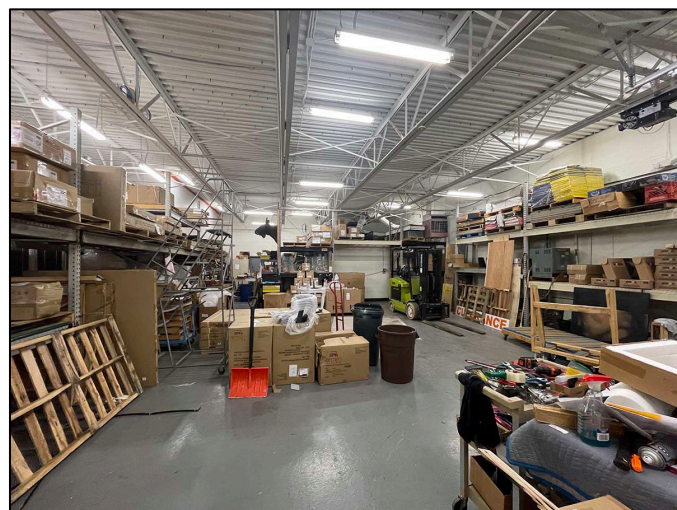
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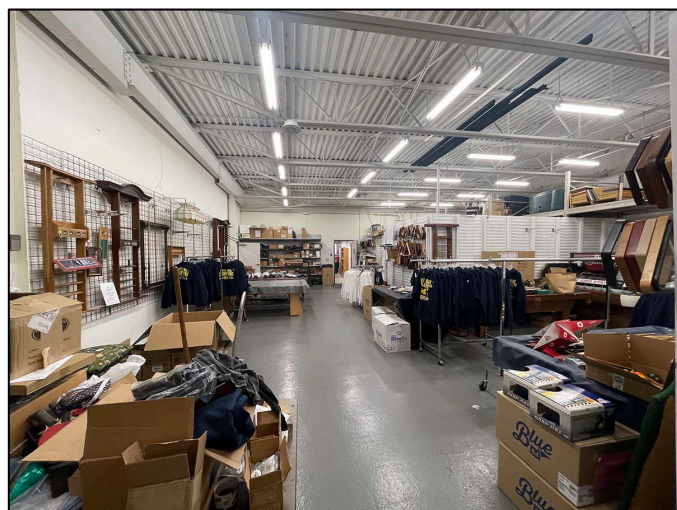
Warehouse space and delivery dock



Epoxy warehouse floors



Galbreath trash compactor included



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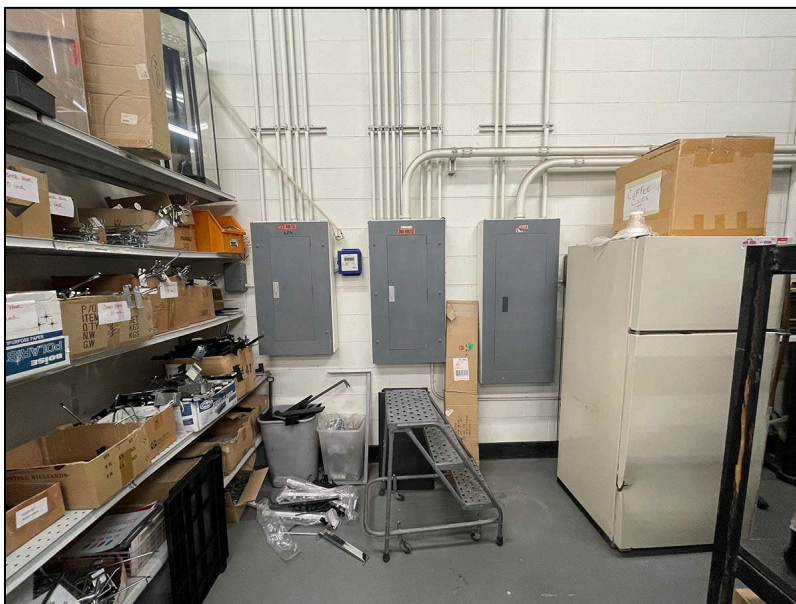
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Additional electrical panels



Main electrical panel



IT/storage

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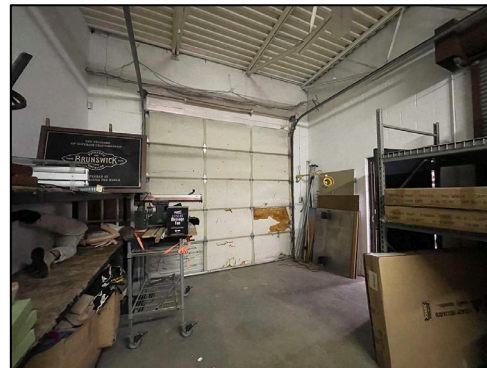
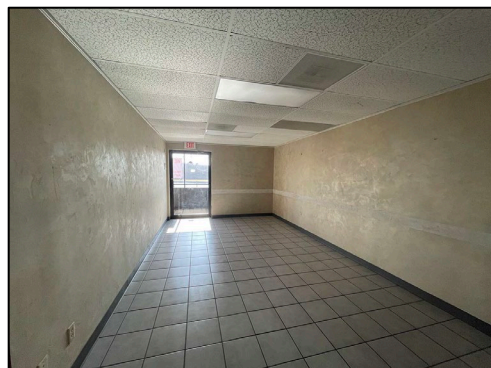
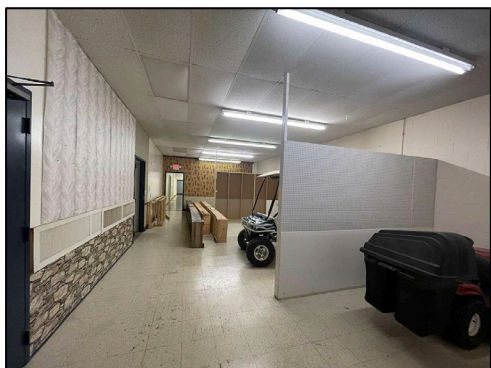
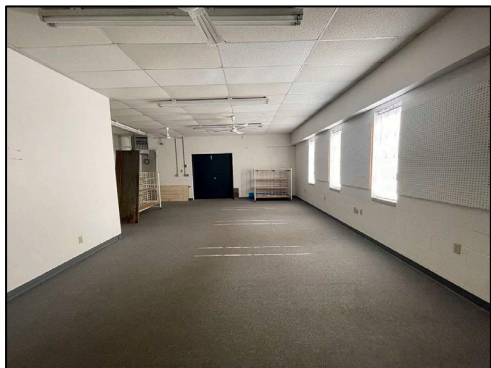
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Rear vacant space



Delivery dock



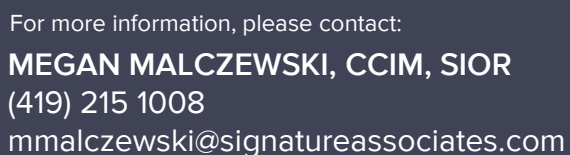
2 truck dock doors

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,197	\$73,161
3 MILE	58,202	\$74,697
5 MILE	140,033	\$80,361

TRAFFIC COUNTS (TWO-WAY)

REYNOLDS ROAD	15,036 (2023)
HOLLAND ROAD	3,234 (2023)
DUSSEL DRIVE	25,930 (2023)

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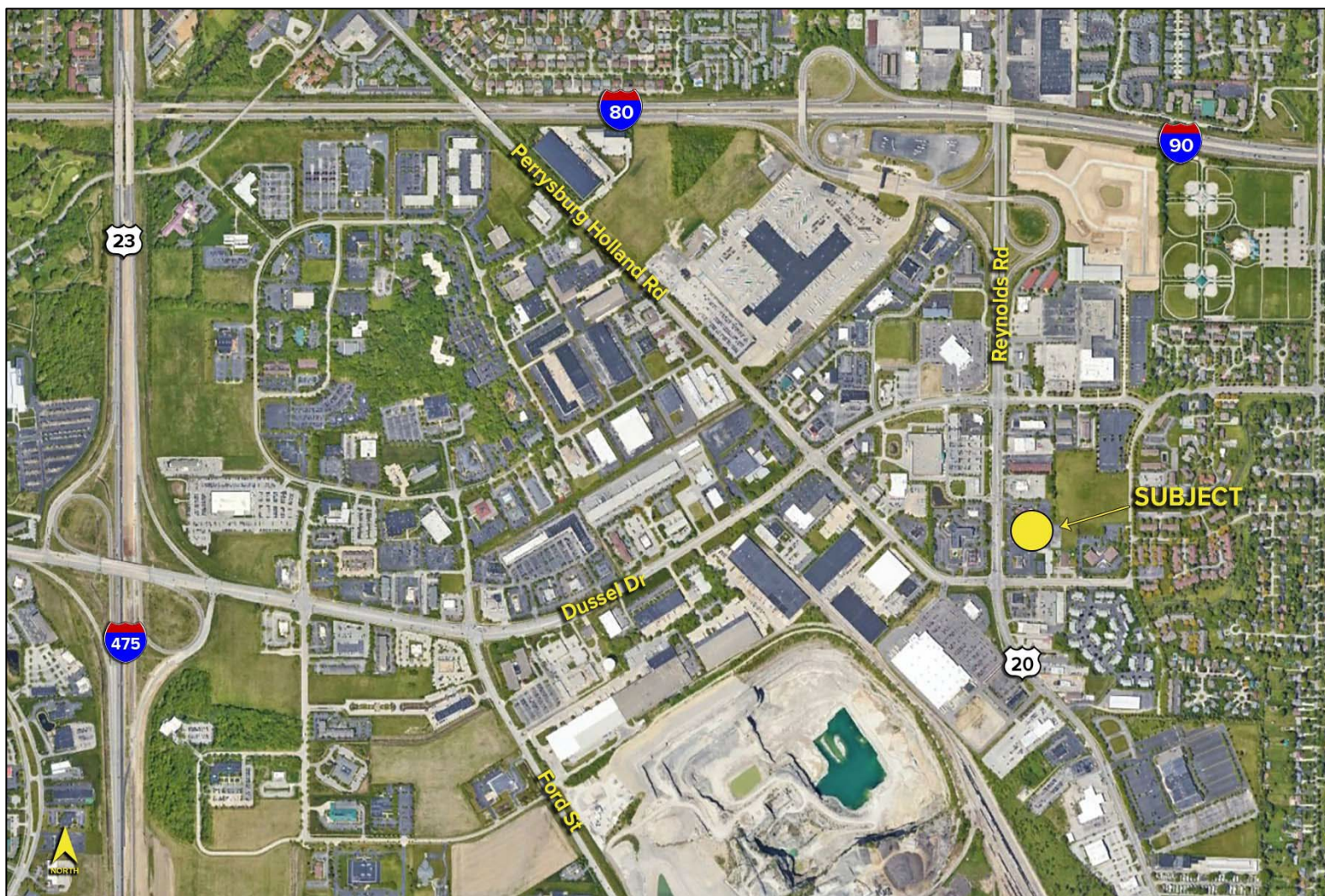
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