

301 W. SOPHIA STREET
MAUMEE, OHIO 43537

INDUSTRIAL BUILDING FOR SALE
7,472 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

MAUMEE FLEX BUILDING



VIEW 360° TOUR

GENERAL INFORMATION

Sale Price:	\$699,000
Building Size:	7,472 sf
Number of Stories:	1
Year Constructed:	1972
Condition:	Very good
Acreage:	0.2785 ac (12,130 sf)
Land Dimensions:	52' x 132'
Closest Cross Street:	Cass Street
County:	Lucas
Zoning:	M 1
Parking:	20 +/- spaces
Curb Cuts:	1 – Extra large
Street:	2 lane, 2 way



For more information, please contact:

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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Office Space:	500 +/- sf
Shop Space:	6,972 +/- sf
Exterior Walls:	Steel
Structural System:	Wood frame
Roof:	Coated metal insulated with cellulose
Floors:	Concrete
Floor Coverings:	Bare in shop; tile in office
Ceiling Height:	Varies - 12' - 16'
Basement:	None
Heating:	Suspended gas unit heater & waste oil
Air Conditioning:	In office
Power:	200 amp – 3 phase
Security System:	Yes
Restrooms:	1
Overhead Doors:	4 – 12' x 16', 10' x 10', 8' x 8', 16' x 12'
Truck Well/Dock:	None
Sprinklers:	None
Lighting:	Fluorescent
Cranes:	No
Floor Drains:	Yes
Signage:	Fascia

BUILDING INFORMATION

Current Occupant:	Earl Brothers
Occupancy Date:	90 - 120 days
Sign on Property:	No
Showing Instructions:	Call listing agents for tour.
* Before or after business hours showings are preferred.	

UTILITIES

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

2025 REAL ESTATE TAXES

TD:	36
Parcel Number:	07514
Assessor Number:	43199002
Total Annual Taxes:	\$7,960.46

Comments:

- Well maintained flex/warehouse building in Maumee.
- Situated 1 block from the Anthony Wayne Trail (24) and Conant Street (20).
- Easy access to I-475 / US-23 via 68 A entrance off Anthony Wayne Trail. (Less than 2 miles)
- Active Business - Please do not disturb employees.
- **Owner is relocating to a nearby location.**

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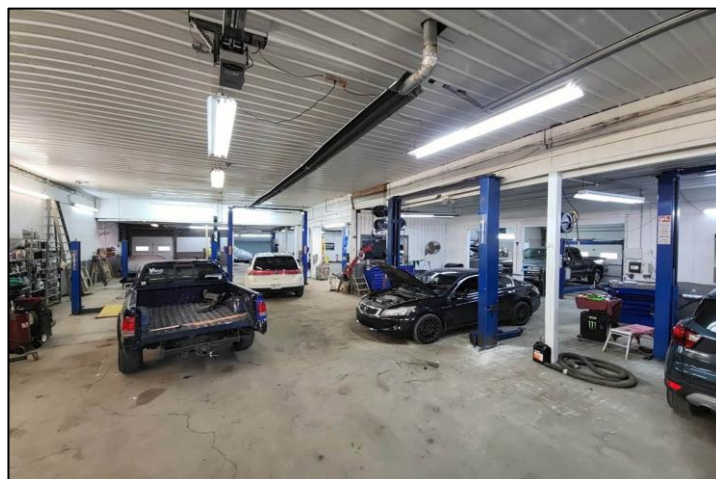
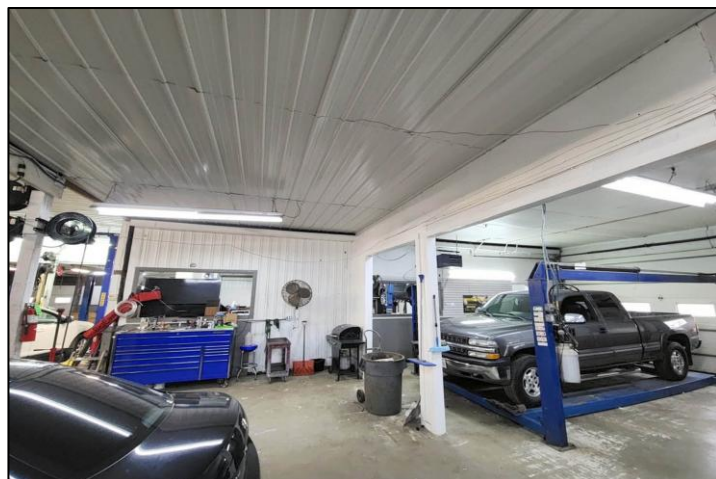
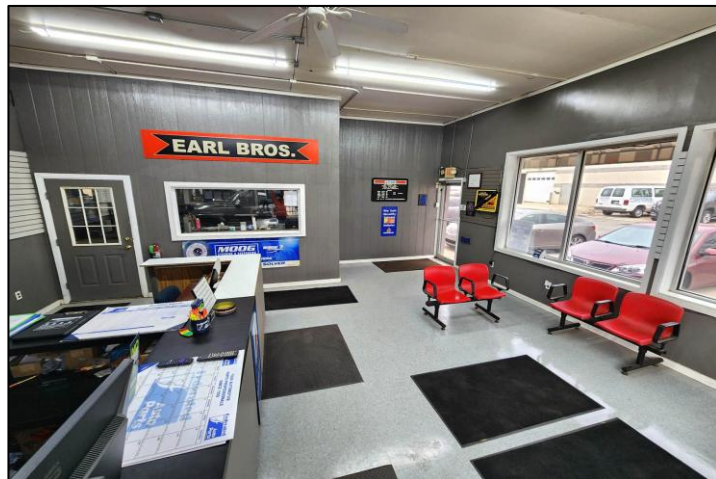
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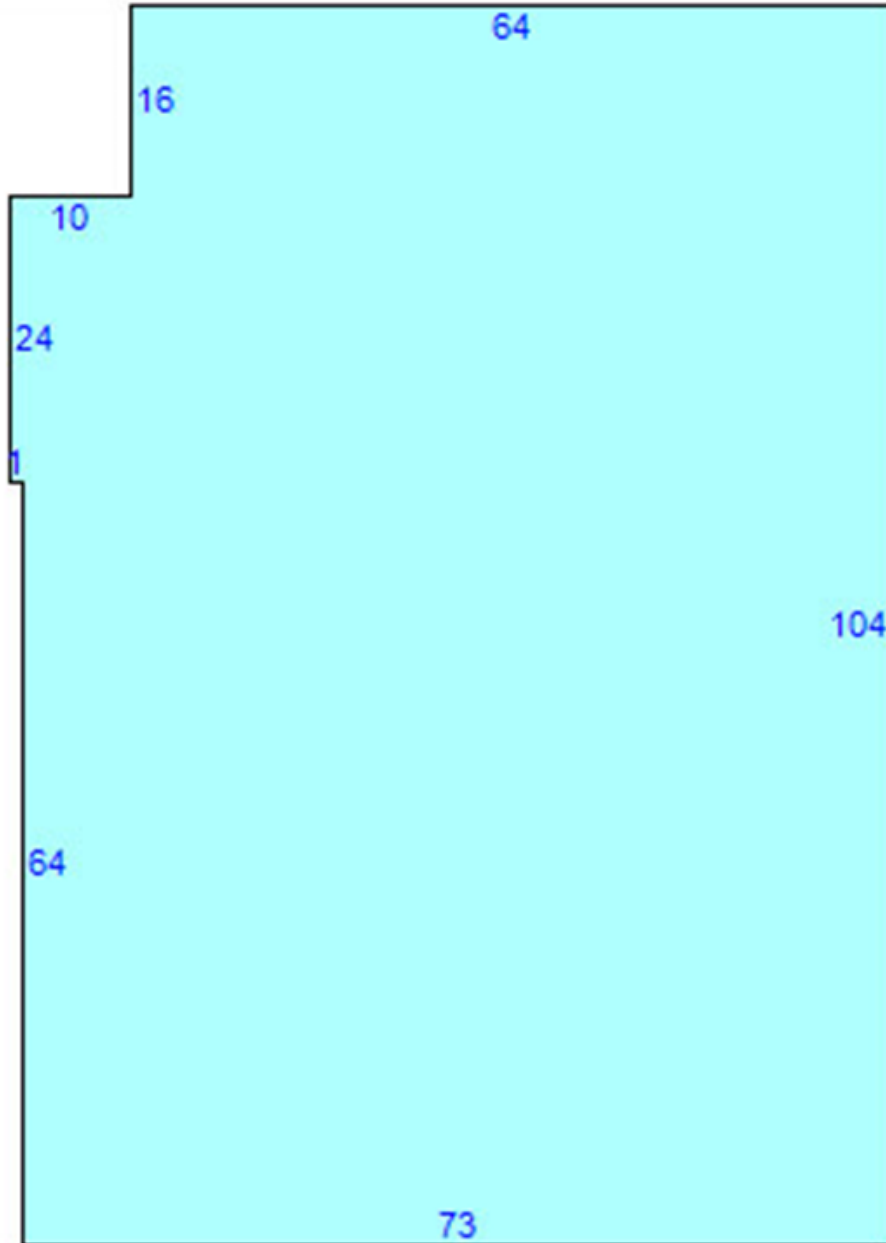
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Sketch



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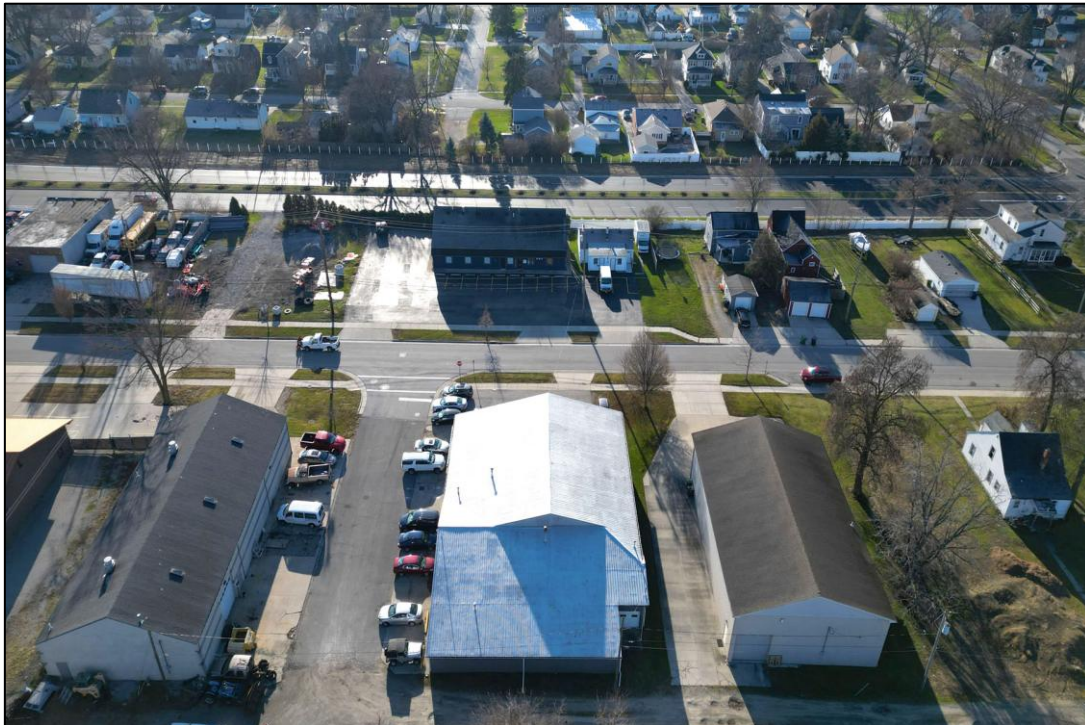
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,746	\$87,203
3 MILE	51,807	\$89,942
5 MILE	116,493	\$85,725

TRAFFIC COUNTS (TWO-WAY)

17,907	Anthony Wayne Trail (US-24)
27,820	Conant Street (US-20)
8,444	Illinois Avenue

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