

3510 BRIARFIELD BLVD.
MAUMEE, OHIO 43537

INDUSTRIAL BUILDING FOR SALE/LEASE
36,232 Square Feet Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

FLEX/INDUSTRIAL BUILDING

PRICE REDUCED



GENERAL INFORMATION

Sale Price:	\$3,095,000 (\$85.42 PSF)
Lease Rate:	\$6.25/SF (NNN)
Building Size:	36,232 SF
Number of Stories:	1
Year Constructed:	1993
Condition:	Great
Acreage:	3.00
Closest Cross Street:	Dussel Drive
County:	Lucas
Zoning:	M-1
Parking:	Marked spaces + perimeter
Curb Cuts:	2
Street:	2 lane, 2 way
Heavy Haul Route:	Hwy 20A or US-23



For more information, please contact:

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
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ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Office Space:	3,300
Shop Space:	33,000±
Exterior Walls:	Block + steel siding
Structural System:	Steel truss
Roof:	Metal pitched
Floors:	Concrete
Ceiling Height:	14' 6" center, 2 feet clear deck
Heating:	GFA in warehouse & office
Air Conditioning:	Central in office
Power:	650 amp (120/208 + 480/277)
Security System:	Yes
Restrooms:	2
Lighting:	LED
Overhead Doors:	14' x 16'
Truck Well/Dock:	4
Sprinklers:	Yes
Floor Drains:	Yes

UTILITIES

Electric:	Toledo Edison (First Energy)
Gas:	Columbia Gas
Water:	City of Maumee
Sanitary Sewer:	City of Maumee
Storm Sewer:	City of Maumee
Fiber/Internet:	Capable

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing or lease execution
Sign on Property:	Yes
Key Available:	Lockbox

LEASE DETAILS

Term:	5 yr to 10 yr.
Security Deposit:	Equal to 1 month rent
Options:	Negotiable
Improvements Allowance:	As is

Tenant Responsibilities:
All operating expenses (NNN)

2024 REAL ESTATE TAXES

Parcel Number:	38-86042
Total Annual Taxes:	\$27,905.20 (\$0.77 PSF)

Property Features:

- Located in professional business park
- 4 private offices, conference room, with kitchenette
- Heavy power
- Easy access to US-23/I-475

Distance:

- Distance to US-23/I-475 – 0.5 miles
- Distance to I-80/90 (Ohio Turnpike) – 4.6 miles

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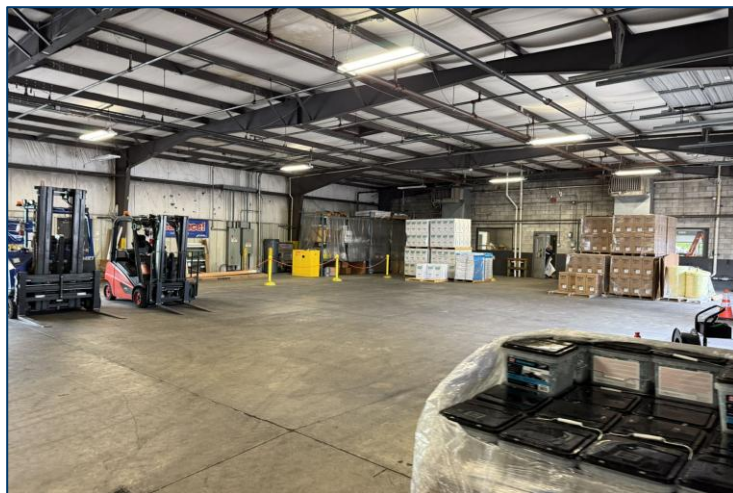
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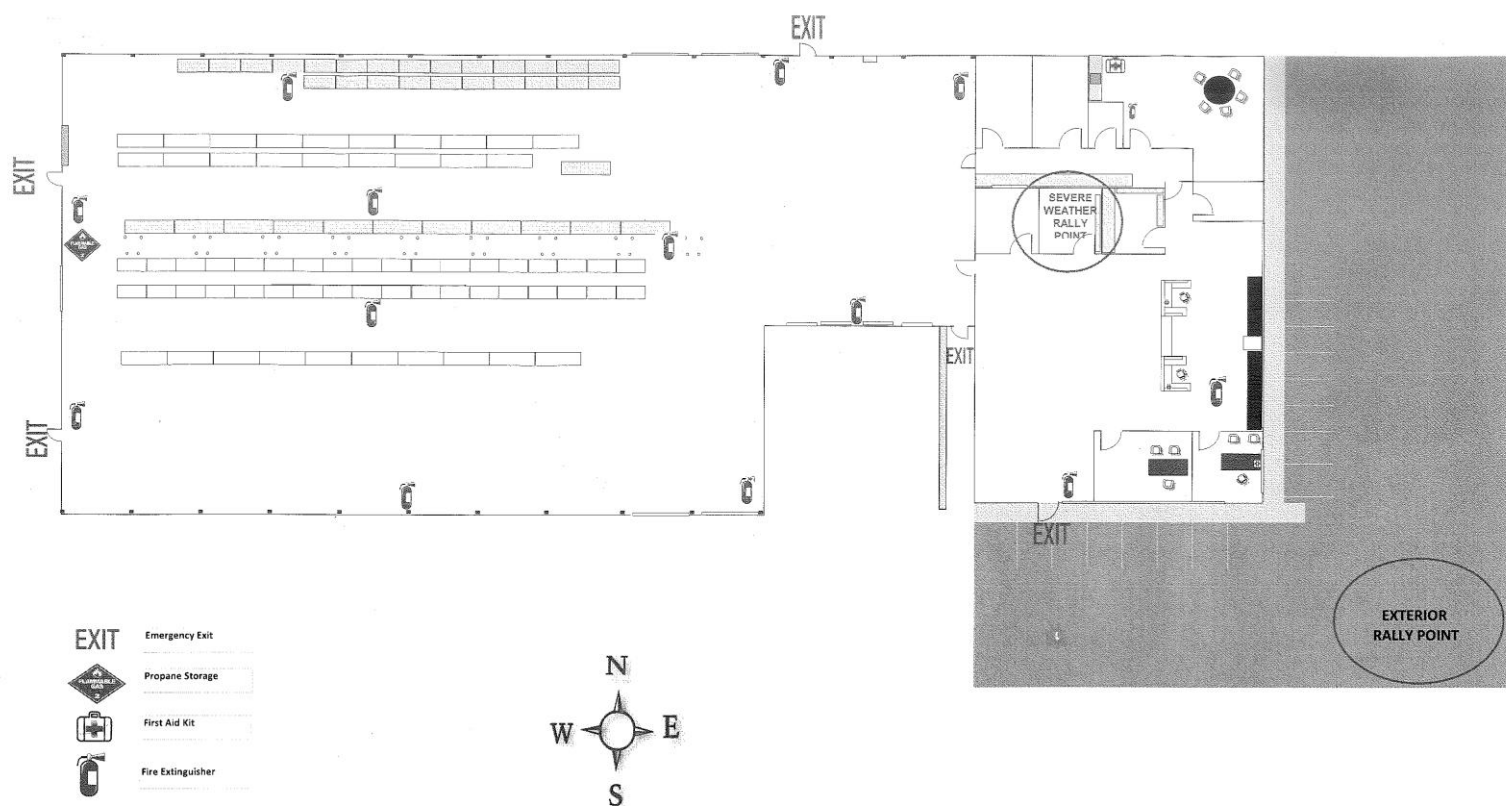
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Floorplan



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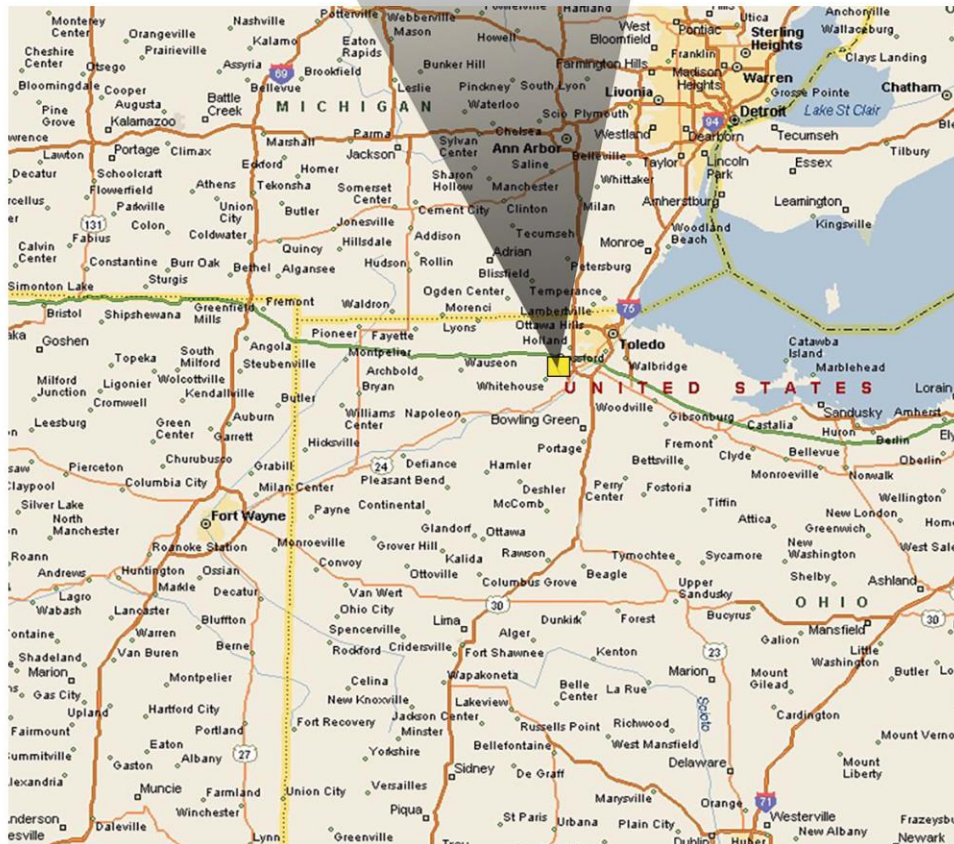
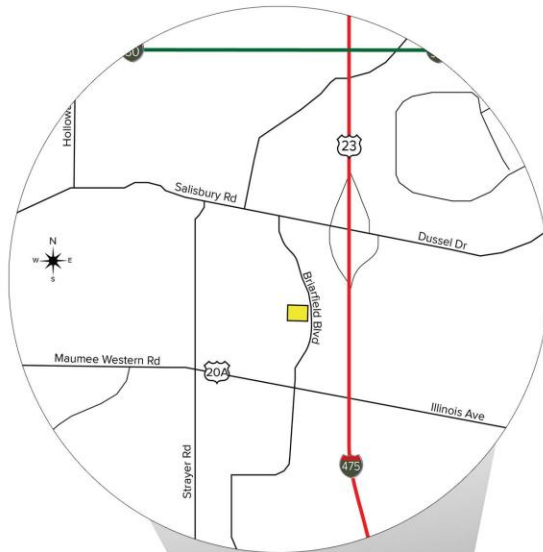
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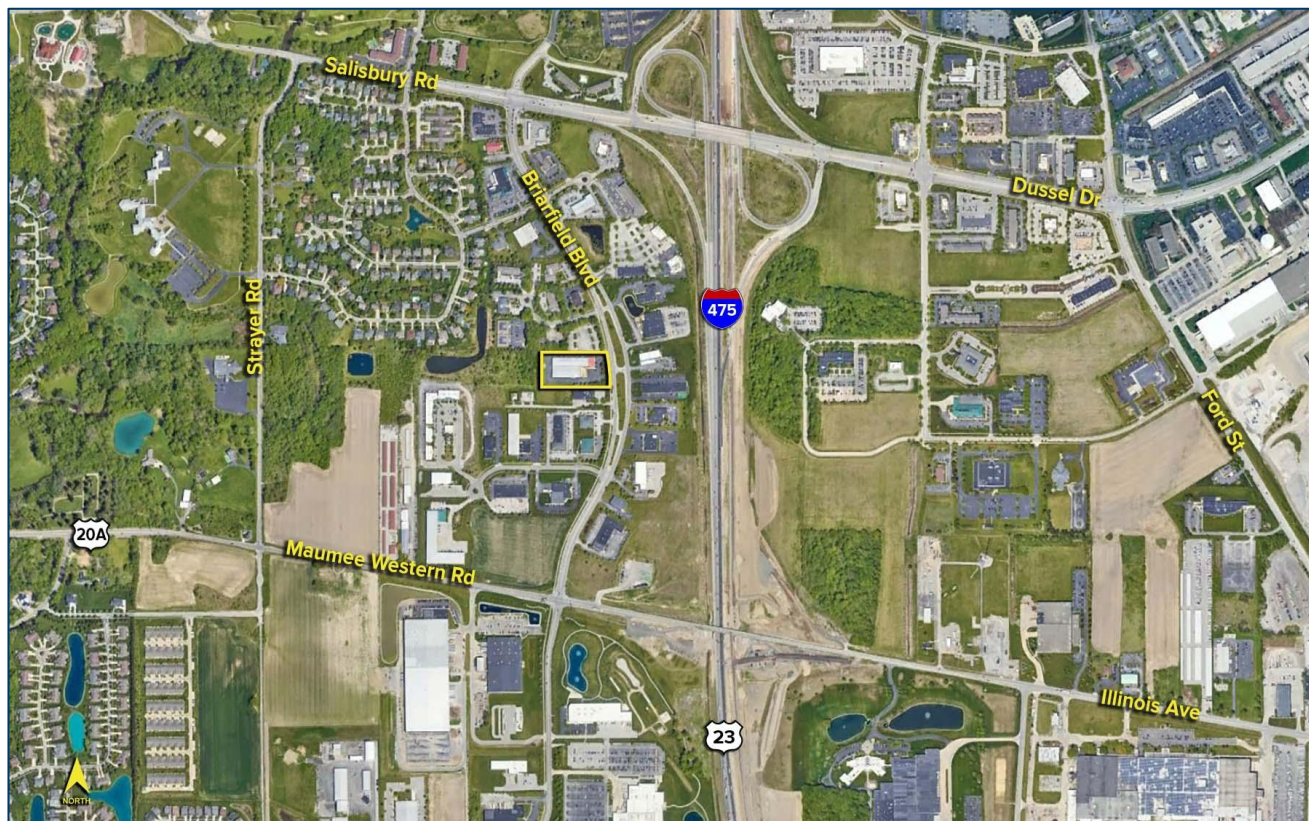
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