

580 LONGBOW DRIVE
MAUMEE, OH 43537

OFFICE BUILDING FOR LEASE
Up to 10,000 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

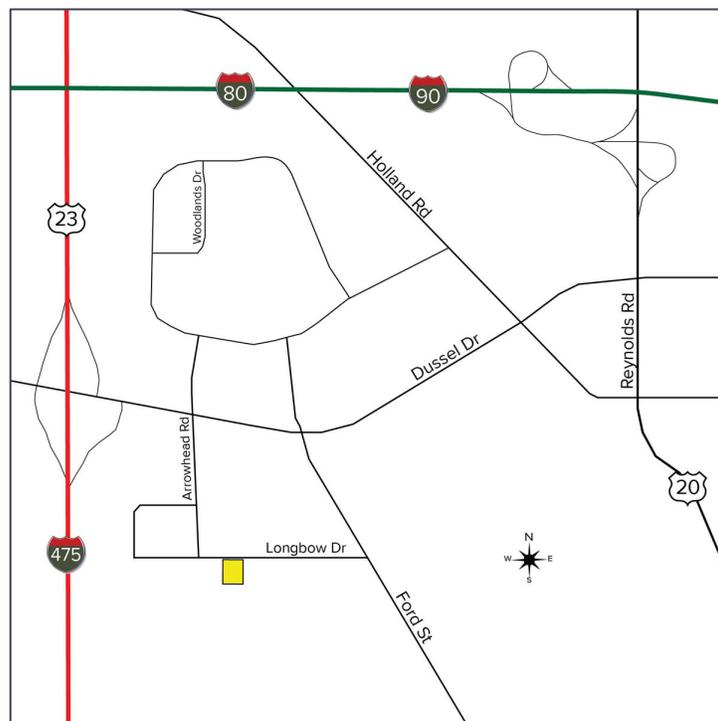
FULL-SERVICE COMMERCIAL REAL ESTATE

THE PROSPECTUS BUILDING



GENERAL INFORMATION

Lease Rate:	\$15.00 psf gross
Space Available:	Up to 10,000 square feet in the SW quadrant of the building
Building Size:	63,840 square feet (268'x202') Main level – 54,240 sf Lower level – 9,600 sf
Number of Stories:	One with lower level served by elevator
Year Constructed:	1999
Condition:	Excellent
Acreage:	10.5 acres
Closest Cross Street:	Between Arrowhead Road & Ford Street
County:	Lucas
Zoning:	CM – Commercial Industrial
Parking:	282 spaces
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

580 Longbow Drive, Maumee, OH 43537

Office Building For Lease

Up to 10,000
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Split-face decorative concrete masonry block
Structural System:	Column & steel joist
Roof:	Membrane
Floors:	Concrete
Floor Coverings:	Carpet & tile in excellent condition
Ceiling Height:	12'±
Basement:	Yes – 9,600 square feet
Heating:	Two boilers with gas unit heat
Air Conditioning:	Central with rooftop units Auxiliary cooling in data areas
Power:	3000a/277/480v/3-phase/4-wire
Restrooms:	Main level – four Lower level – two
Security System:	Yes – see remarks
Overhead Doors:	Two in the SW quadrant
Sprinklers:	Yes – wet system
Signage:	Tombstone

BUILDING INFORMATION

Current Occupant:	GLIC
Occupancy Date:	Negotiable
Other Occupants:	Middough
Sign on Property:	Yes
Key Available:	No

2025 REAL ESTATE TAXES

Parcels:	35-00641, 35-00651, 36-41101, 36-41111
Assessor Number:	43302029, 28, 27, 26
Total Taxes:	\$72,550.71
Land valuation:	\$1,240,400
Building valuation:	\$958,500
Total valuation:	\$2,198,900

Comments:

- There is a 7,880 square foot sunken floor, which is the former floating floor data center space that is part of the vacant space.
- A separate 1,470 square foot accessory building is not included in square footage: however, it houses two 1,000KW backup generators.
- Lower level is meant to be potentially a common area with a fitness center, locker facility and an oversized meeting/training room. Main level has a common cafeteria/lunchroom and golf simulator and lavish conference room.
- 1-inch insulating grey tinted low E-glass set in aluminum fixed frame.
- Designed by Normand Associates.

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

580 Longbow Drive, Maumee, OH 43537

Office Building For Lease

Up to 10,000
Square Feet
AVAILABLE



Lunchroom



Lunchroom



Conference room



Conference room



Main corridor



Kitchen



For more information, please contact:
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

580 Longbow Drive, Maumee, OH 43537

Office Building For Lease

Up to 10,000
Square Feet
AVAILABLE



Main level Warehouse



Main level 10' warehouse door
for deliveries



Lower level basement storage



Lower level locker room with showers



Lower level fitness room

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

580 Longbow Drive, Maumee, OH 43537

Office Building For Lease

Up to 10,000
Square Feet
AVAILABLE

Generator Accessory Building
Two 1,000KW diesel Onan backup generators
Also contains an additional pad area for a third generator
Above ground 6,000 gallon diesel fuel storage tank visually shielded with wall



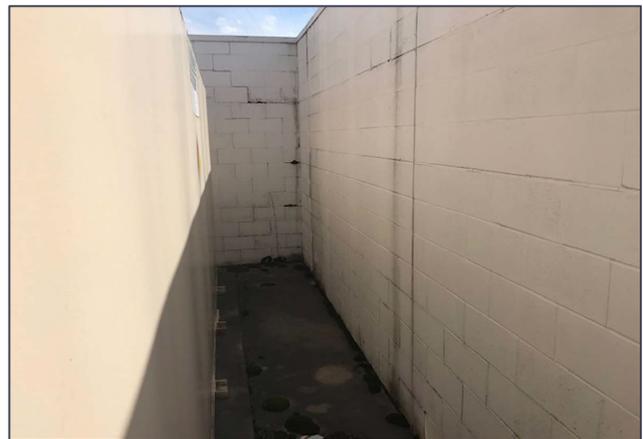
Generator building



1 of 2 Onan generators



Generator control



Fuel tank protective wall



Fuel tank



Transformer

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

580 Longbow Drive, Maumee, OH 43537

Office Building For Lease

Up to 10,000
Square Feet
AVAILABLE

Exterior Entry points in the front and rear



Front Entrance



Rear entrance



Eastern exposure



Western exposure



Front visitor parking



Rear parking lot

For more information, please contact:

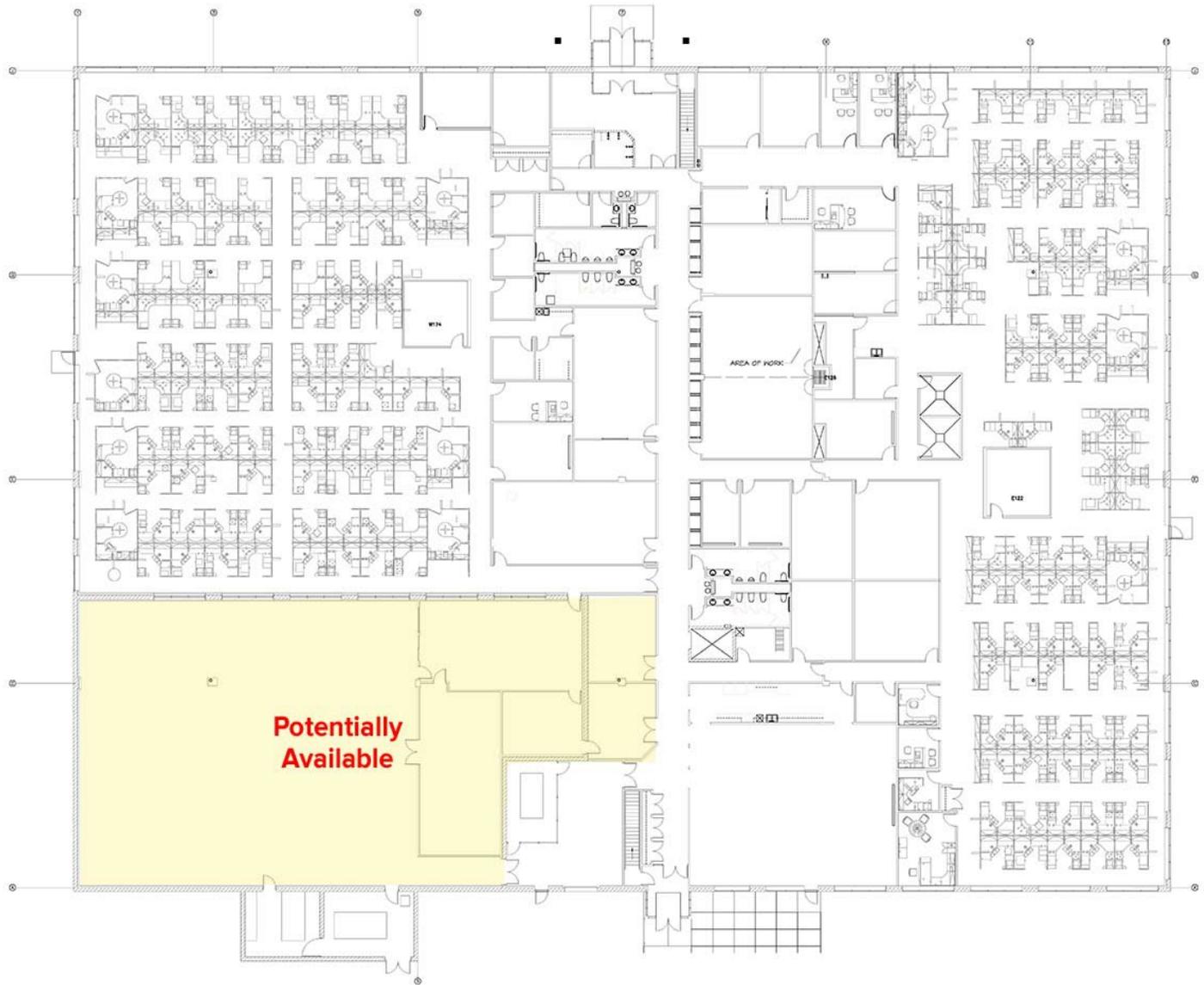
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

580 Longbow Drive, Maumee, OH 43537

Office Building For Lease

Up to 10,000
Square Feet
AVAILABLE



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

580 Longbow Drive, Maumee, OH 43537

Office Building For Lease

Up to 10,000
Square Feet
AVAILABLE



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com