

1280 CONANT STREET
MAUMEE, OHIO 43537

COMMERCIAL BUILDING FOR SALE OR LEASE
18,200 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$975,000
Lease Rate:	\$5.75 per square foot NNN
Available Space:	18,200 square feet
Building Size:	18,200 square feet
Number of Stories:	One
Year Constructed:	1953
Condition:	Ready for build out specs
Land Dimensions:	Survey attached
Closest Cross Street:	Illinois Avenue
County:	Lucas
Zoning:	C-2 – General Commercial
Parking:	Entire site is paved with rear fenced yard available
Curb Cuts:	Two
Street:	4 lane with center turn



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

BUILDING SPECIFICATIONS

Office Space:	As needed
Shop Space:	As needed
Exterior Walls:	Block
Structural System:	Steel joist
Roof:	New membrane
Floors/Coverings:	Concrete
Ceiling Height:	12'± 16' in 5-bay garage
Basement:	No
Heating:	Gas unit
Air Conditioning:	Yes
Power:	120/240v
Security System:	Yes
Restrooms:	Two
Overhead Door:	Front bldg. - Three – 9', 9', 10' Rear bldg. – Five – 16'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Available
Rail:	No
Cranes:	No
Floor Drains:	No
Heavy Haul Route:	No

Comments:

- 206' of frontage on Conant Street.
- 5-bay garage available.
- Existing pylon signage subject to approval from the City of Maumee.
- 4 minutes to I-80/90.
- 5 minutes to I-475/US-23.

BUILDING INFORMATION

Current Occupant:	Currently used for storage
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	Lockbox

LEASE DETAILS

Term:	3 year minimum
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	All operating expenses

2024 REAL ESTATE TAXES

TD:	36
Parcel:	01654
Assessor Number:	43164023
Total Taxes:	\$11,141.28
Land value:	\$156,600
Improvement value:	\$135,800
Total value:	\$292,400

For more information, please contact:

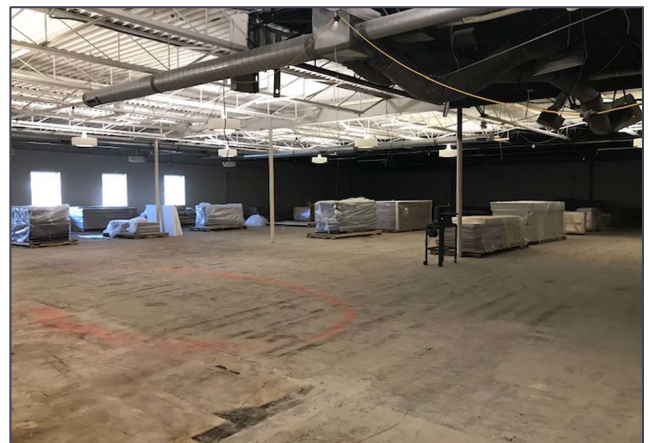
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UTILITIES

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

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