

6450 WEATHERFIELD COURT
MAUMEE, OH 43537 (MONCLOVA TWP.)

OFFICE BUILDING FOR LEASE
3,000 Square Feet Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

MONCLOVA TOWNSHIP FLEX BUILDING



GENERAL INFORMATION

Lease Rate:	\$10.00 + NNN \$3.20/SF + Manage Fee
Space Available:	3,000 SF
Building Size:	20,600 SF
Number of Stories:	2
Year Constructed:	2002
Condition:	Excellent
Acreage:	2.064
Closest Cross Street:	Briarfield
County:	Lucas
Zoning:	M-1 (Industrial/Office Research District)
Parking:	90± shared spaces
Curb Cuts:	1 + shared cross access
Street:	2 lane



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

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

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood/block
Roof:	Pitch shingle & flat rubber membrane
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	10'
Basement:	No
Heating:	GFA
Air Conditioning:	Central air
Power:	200 amp
Restrooms:	In suite – 2 unisex
Security System:	Yes
Signage:	Monument + suite entrance

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Showing Instructions:	Lockbox

LEASE DETAILS

Term:	3+ years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For: NNN/CAM = \$3.20 PSF Utilities + management fee	

2025 REAL ESTATE TAXES

Area:	Monclova Twp.
Parcel Number:	3887059
Assessor Number:	23074034
Total Annual Taxes:	\$32,045.20

Comments:

- Well maintained, professionally managed
- Easy access to US-23/I-475
- Newly renovated suite
- Located in professional business park
- Distance to US-23/I-475 – 0.5 miles
- Distance to I-80/90 (Ohio Turnpike) – 4.6 miles

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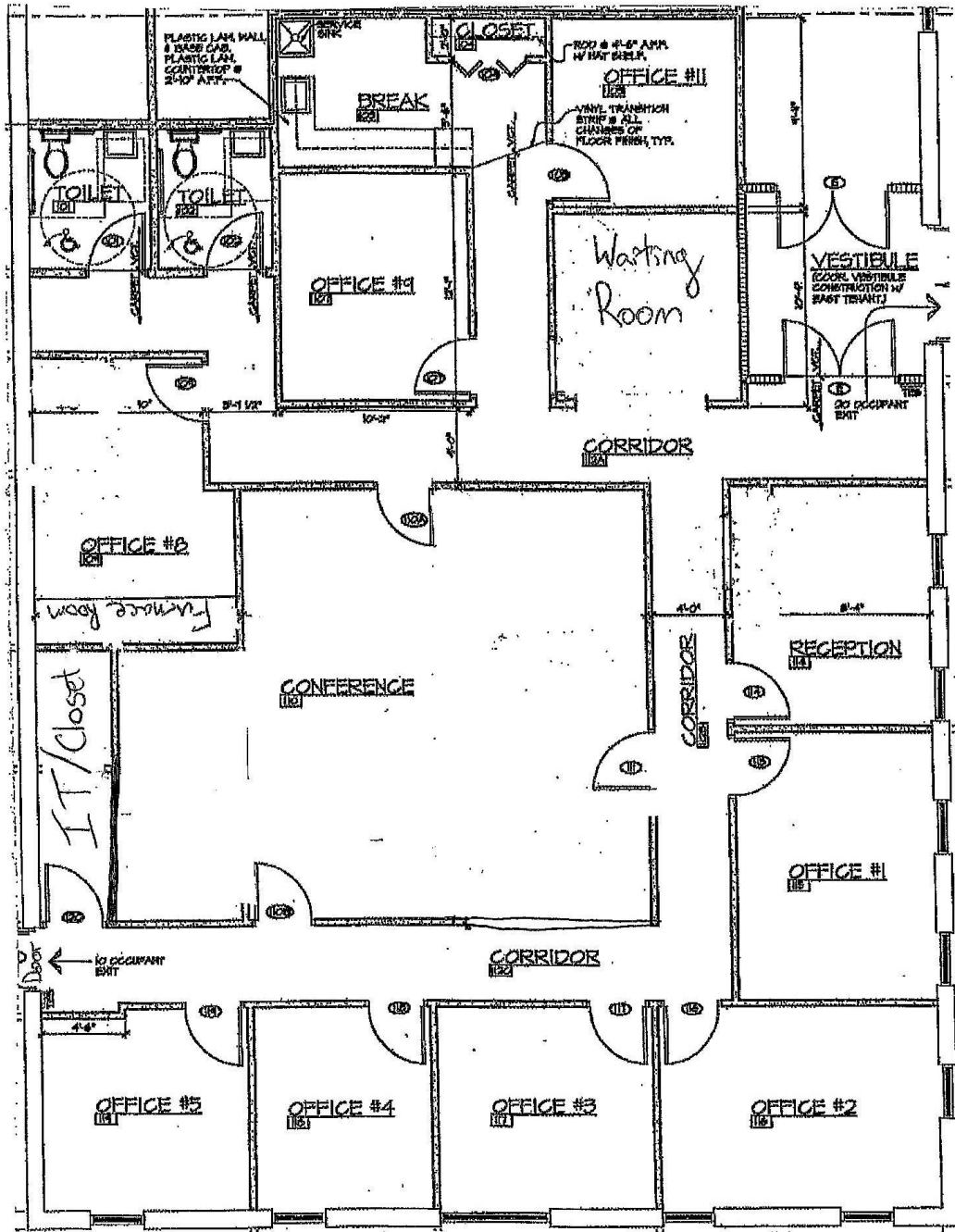
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Floorplan



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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TRAFFIC COUNTS (TWO-WAY)

11,378	Briarfield Blvd.
601	Weatherfield Ct.
10,299	Maumee Western Rd.

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,923	\$108,362
3 MILE	40,621	\$89,902
5 MILE	114,612	\$90,706



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