

1545 HOLLAND ROAD
MAUMEE, OH 43537

FLEX SPACE FOR LEASE
1,800 Square Feet Available



**SIGNATURE
ASSOCIATES**
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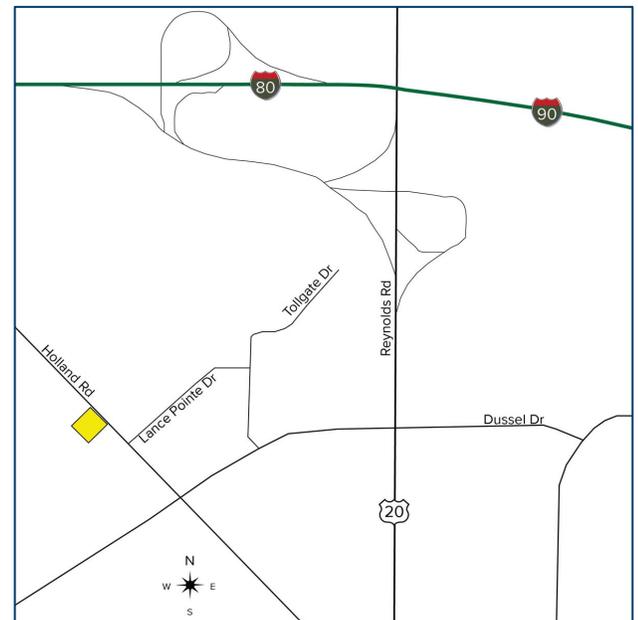
FULL-SERVICE COMMERCIAL REAL ESTATE

MAUMEE FLEX BUILDING



GENERAL INFORMATION

| | |
|-----------------------|---|
| Lease Rate: | Unit G - \$8.00/SF plus utilities |
| Space Available: | See Suite Details |
| Building Size: | 54,000 square feet |
| Number of Stories: | 1 |
| Year Constructed: | 1978 |
| Condition: | Excellent |
| Acreage: | 4.0348 |
| Land Dimensions: | 372' frontage x 380' deep |
| County: | Lucas |
| Closest Cross Street: | Between Perrysburg Holland Road and Dussel Drive across the street from UPS |
| Zoning: | M-1 Controlled Industrial District |
| Parking: | Along perimeter of building and service court area |
| Curb Cuts: | 1 on Perrysburg Holland Road and 1 on Tomahawk |
| Street: | Perrysburg Holland Road – 2 lane, 2 way Tomahawk Drive – 2 lane, 2 way |



For more information, please contact:

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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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BUILDING SPECIFICATIONS

| | |
|--------------------|----------------------------------|
| Office Space: | See Available Space |
| Shop Space: | See Available Space |
| Exterior Walls: | Textured Dryvit |
| Structural System: | Steel |
| Roof: | Flat, rubber membrane |
| Floors: | Concrete |
| Floor Coverings: | Varies |
| Ceiling Height: | Varies – maximum 14' to beam |
| Basement: | No |
| Heating: | Gas forced air |
| Air Conditioning: | Office areas only |
| Power: | 200 amp |
| Security System: | Per suite |
| Restrooms: | See floor plan |
| Overhead Door: | See Space Available |
| Truck Well/Dock: | No |
| Sprinklers: | No |
| Signage: | Facia suite signage and monument |
| Rail: | No |
| Cranes: | No |
| Floor Drains: | Varies per suite |

BUILDING INFORMATION

| | |
|--------------------|------------|
| Current Occupants: | Vacant |
| Occupancy Date: | Negotiable |
| Sign on Property: | Yes |
| Key Available: | Lockbox |

LEASE DETAILS

| | |
|---|----------------|
| Term: | 3 to 5 years |
| Security Deposit: | 1 month's rent |
| Options: | Negotiable |
| Improvements Allowance: | Negotiable |
| Tenant responsible for utilities, interior maintenance, suite janitorial, content and liability insurance | |

2025 REAL ESTATE TAXES

| | |
|---------------------|-------------|
| TD: | 36 |
| Parcel: | 40401 |
| Assessor Number: | 43-222-028 |
| Total Annual Taxes: | \$56,286.64 |

UTILITIES

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

Comments:

- Located at the eastern gateway of Arrowhead Park.
- Phenomenal access to I-475/US-23. 1.2 miles to Exit 6.
- 0.7 miles to I-80/90 (Ohio Turnpike).
- Parking surrounds each suite with additional parking and access in service court area.

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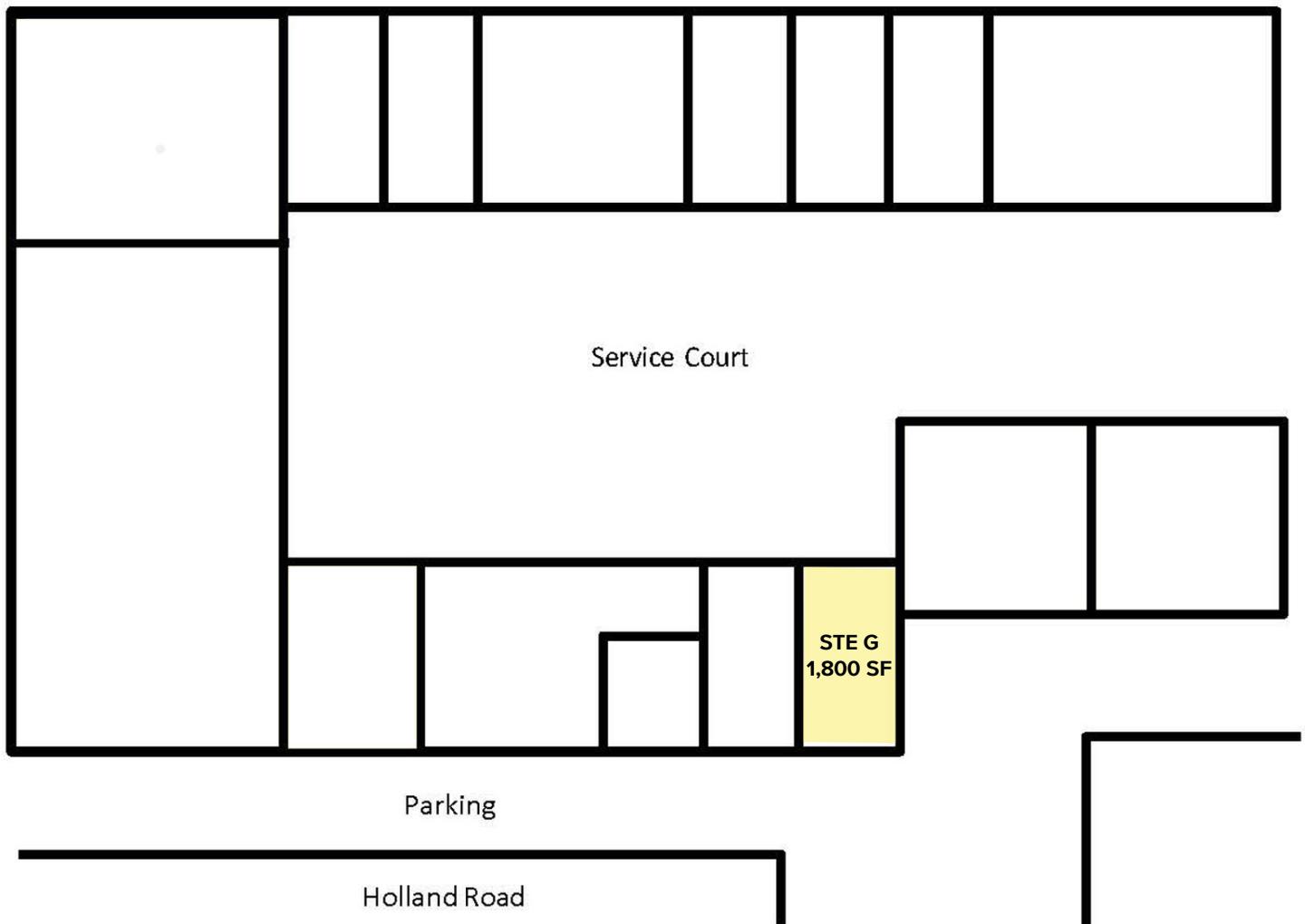
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Square Feet
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AVAILABLE SPACE

| Unit | Total SF | Lease Rate | Grade Doors | Docks | Office SF | Warehouse SF | Notes |
|------|----------|------------|-------------|-------|-----------|--------------|-------|
| G | 1,800 | \$8.00/SF | 1 | 0 | 1,200± | 600± | |



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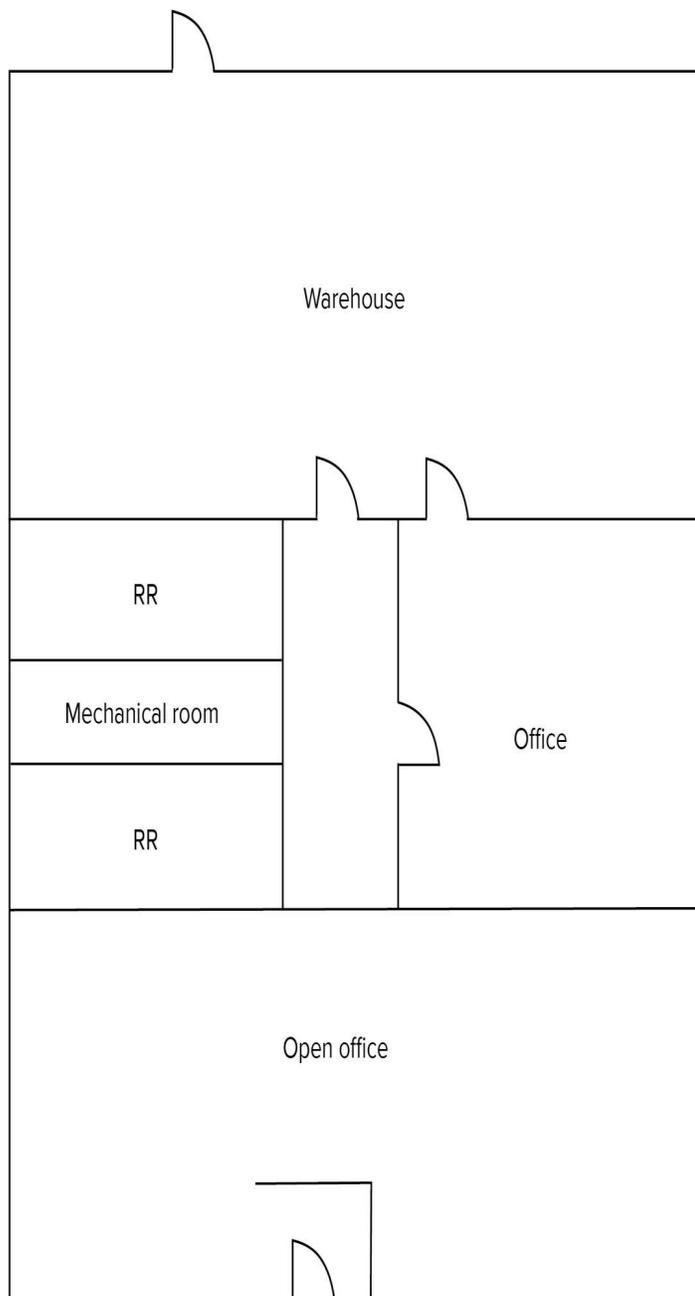
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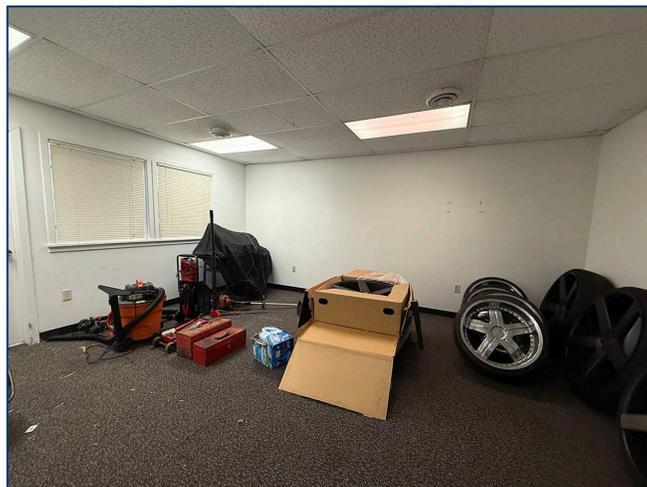
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Suite G



Not to scale



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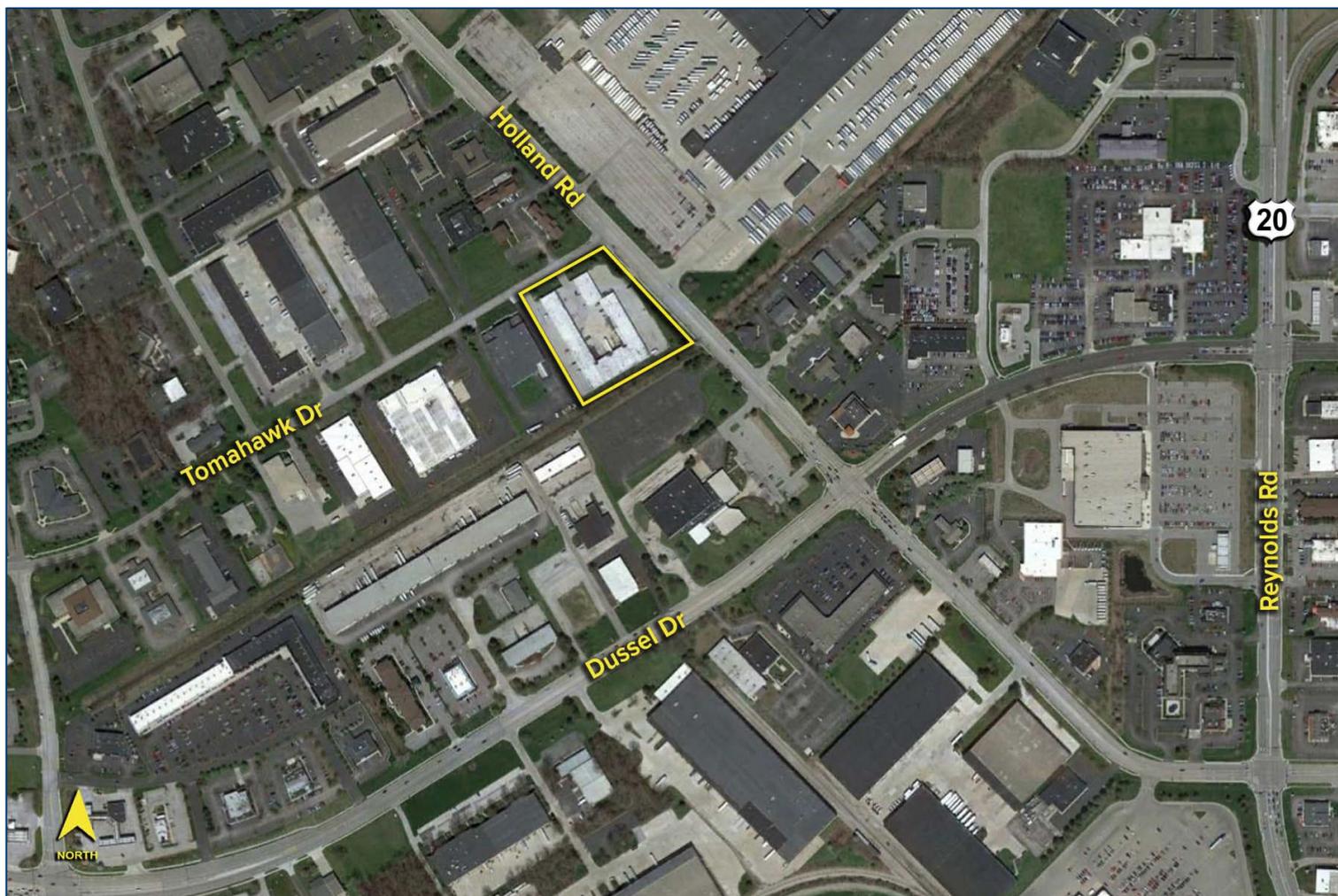
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