



845 Commerce Dr.

Perrysburg, Ohio 43551

Property Highlights

- Class A, multi-tenant office building located in Fort Meigs commercial park
- Owner-occupant opportunity with income
- Three contiguous suites available
- Multiple configurations
- Private offices, bull pen, in-suite restrooms, dedicated IT
- Monument and lobby signage
- Rent roll and expenses available to qualified prospects
- Negotiable lease term
- 50 parking spaces

Offering Summary

Sale Price:	\$1,275,000
Lease Rate:	\$18.00 SF/yr (Modified Gross) + Utilities and in-suite Janitorial
Building Size:	10,133 SF
Available SF:	1,987 - 7,739 SF
Lot Size:	0.91 Acres

For More Information



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Location Information

Street Address	845 Commerce Dr
City, State, Zip	Perrysburg, OH 43551
County	Wood
Market	Perrysburg
Sub-market	Toledo
Road Type	Paved
Nearest Highway	I-475/ I-75 Interchange
Nearest Airport	Toledo Express / Detroit Metro

Building Information

Building Size	10,133 SF
Building Class	A
Occupancy %	25.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1999
Construction Status	Existing
Condition	Good
Number of Buildings	1

Sale Price

\$1,275,000

Lease Rate

\$18.00 SF/Yr
(Modified Gross) +
Utilities &
Janitorial

Property Information

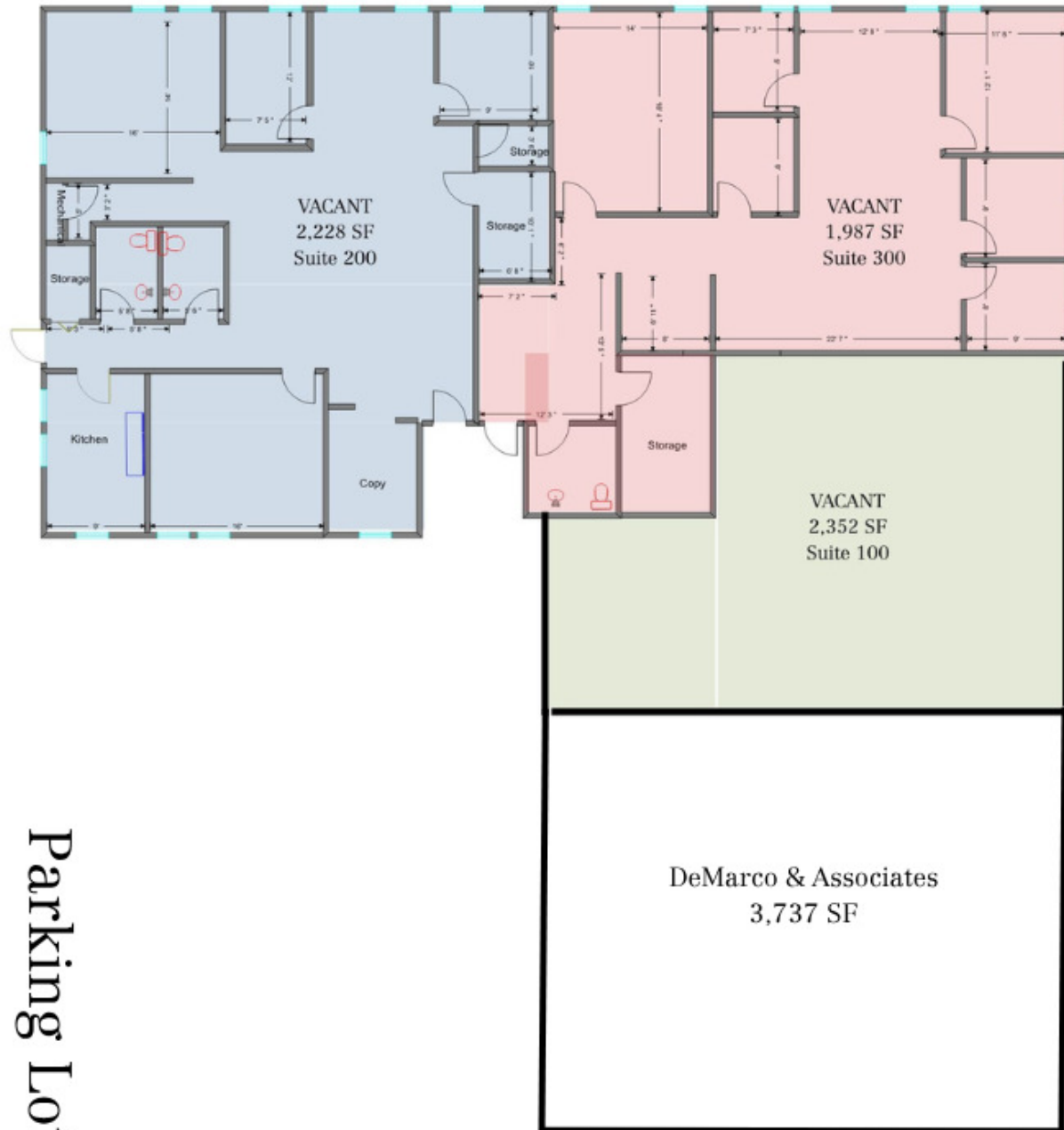
Property Type	Office Building
Zoning	PBP
Lot Size	0.91 Acres
APN #	400070305014001
Amenities	Internet: Buckeye Electric: First Energy Gas: Columbia Water: Municipal
2024 Annual Real Estate Taxes	\$22,279.64

Parking & Transportation

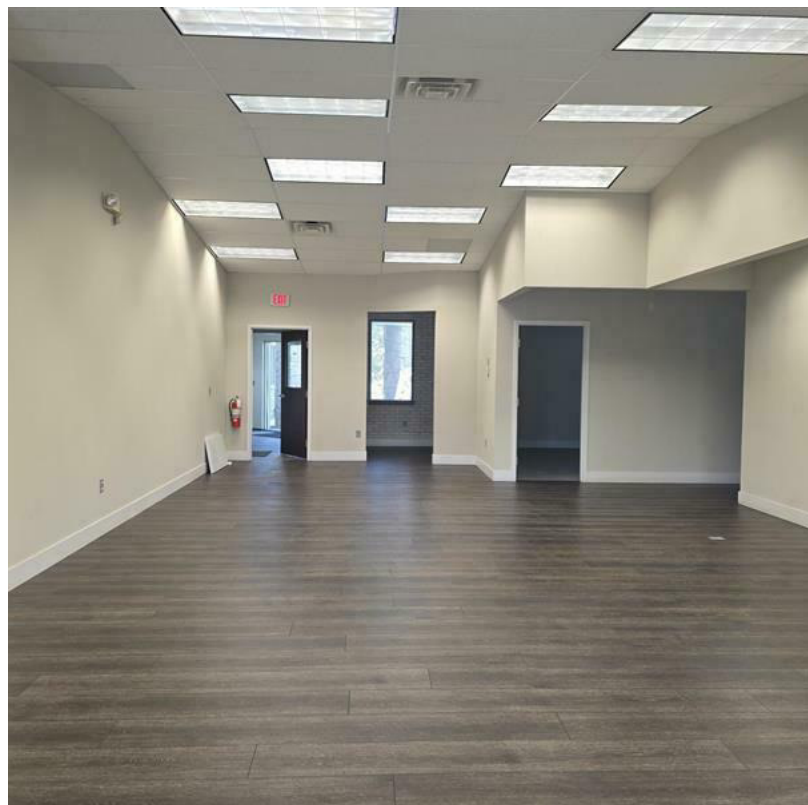
Parking spots	50
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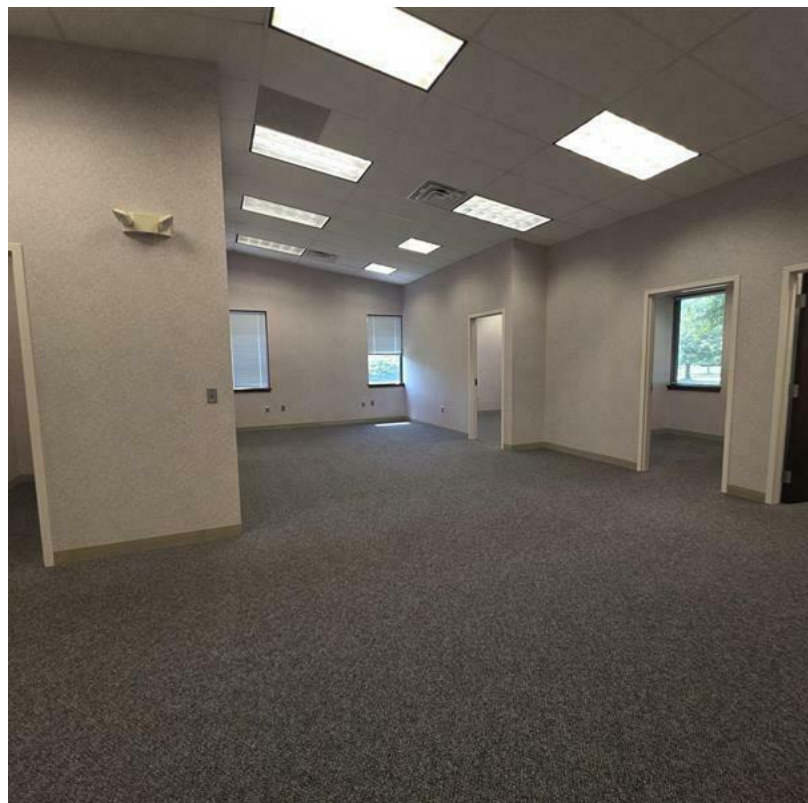
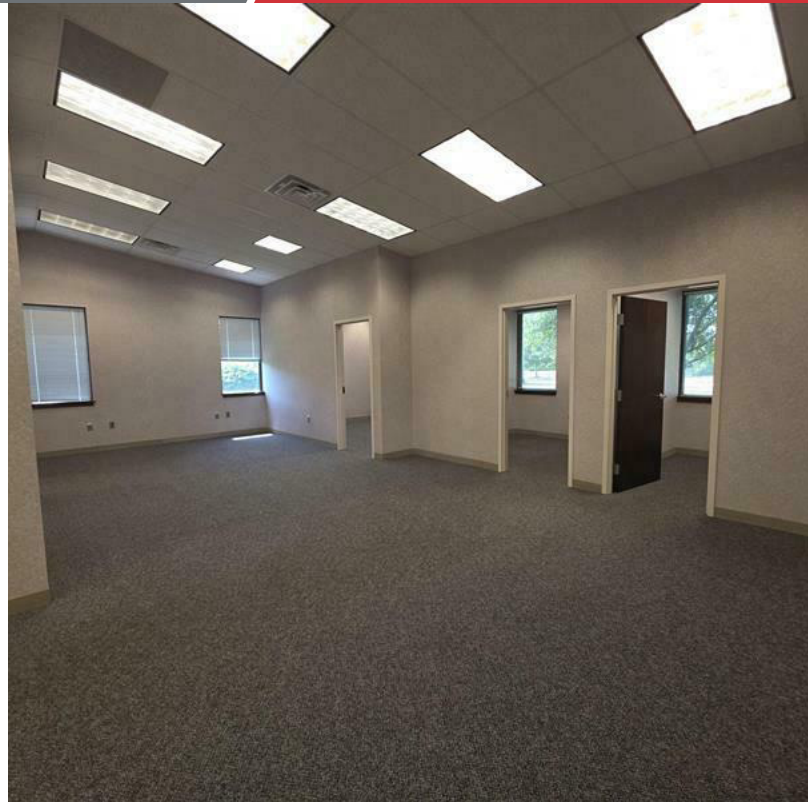
Utilities & Amenities

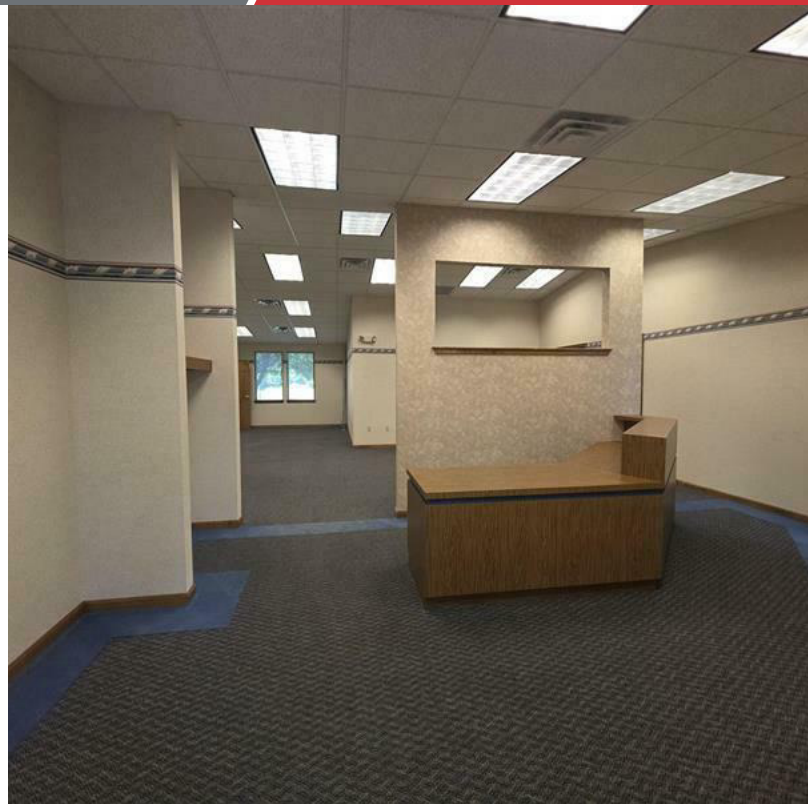
Central HVAC	Yes
Restrooms	ADA, 2 Per Suite

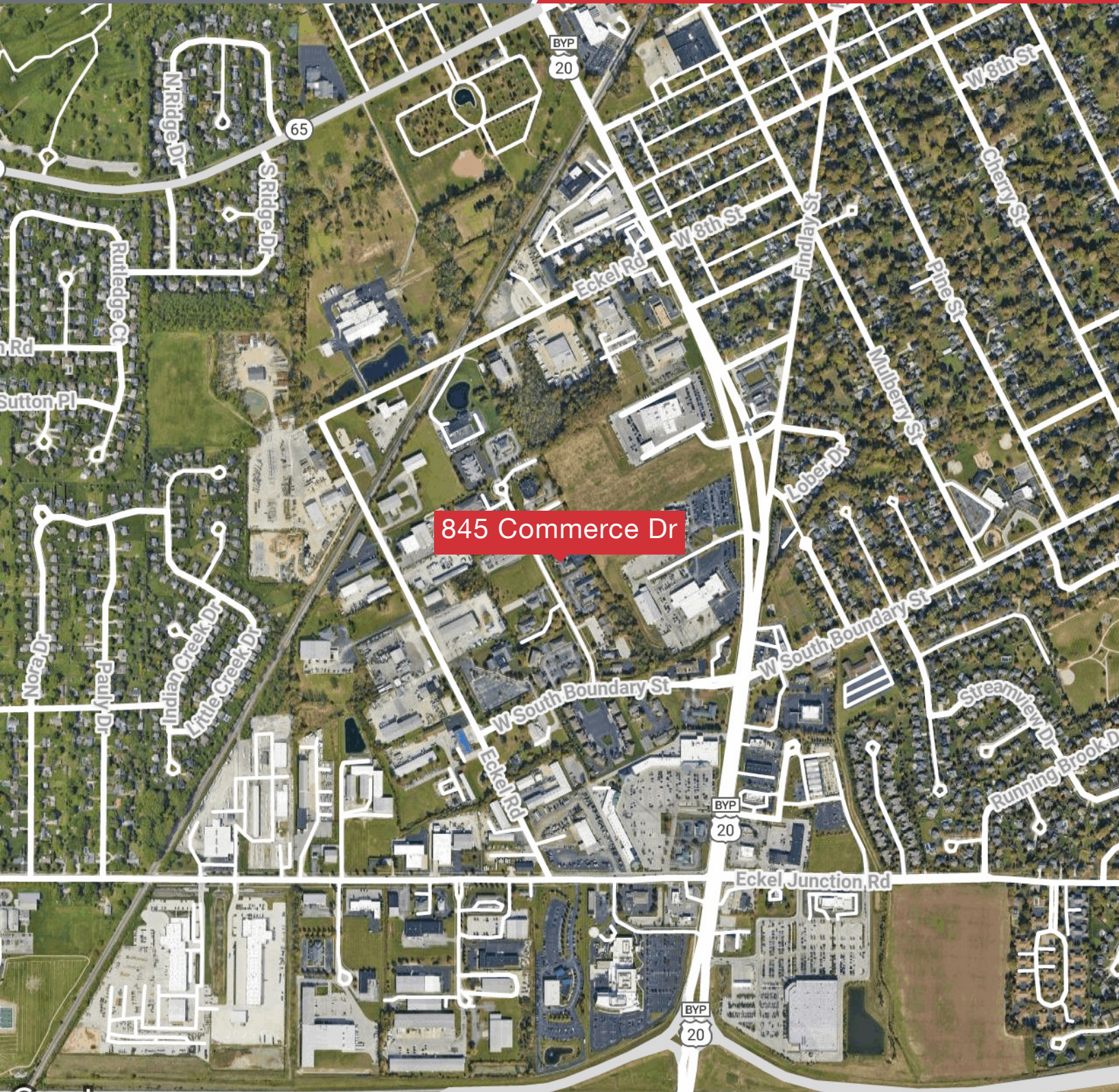








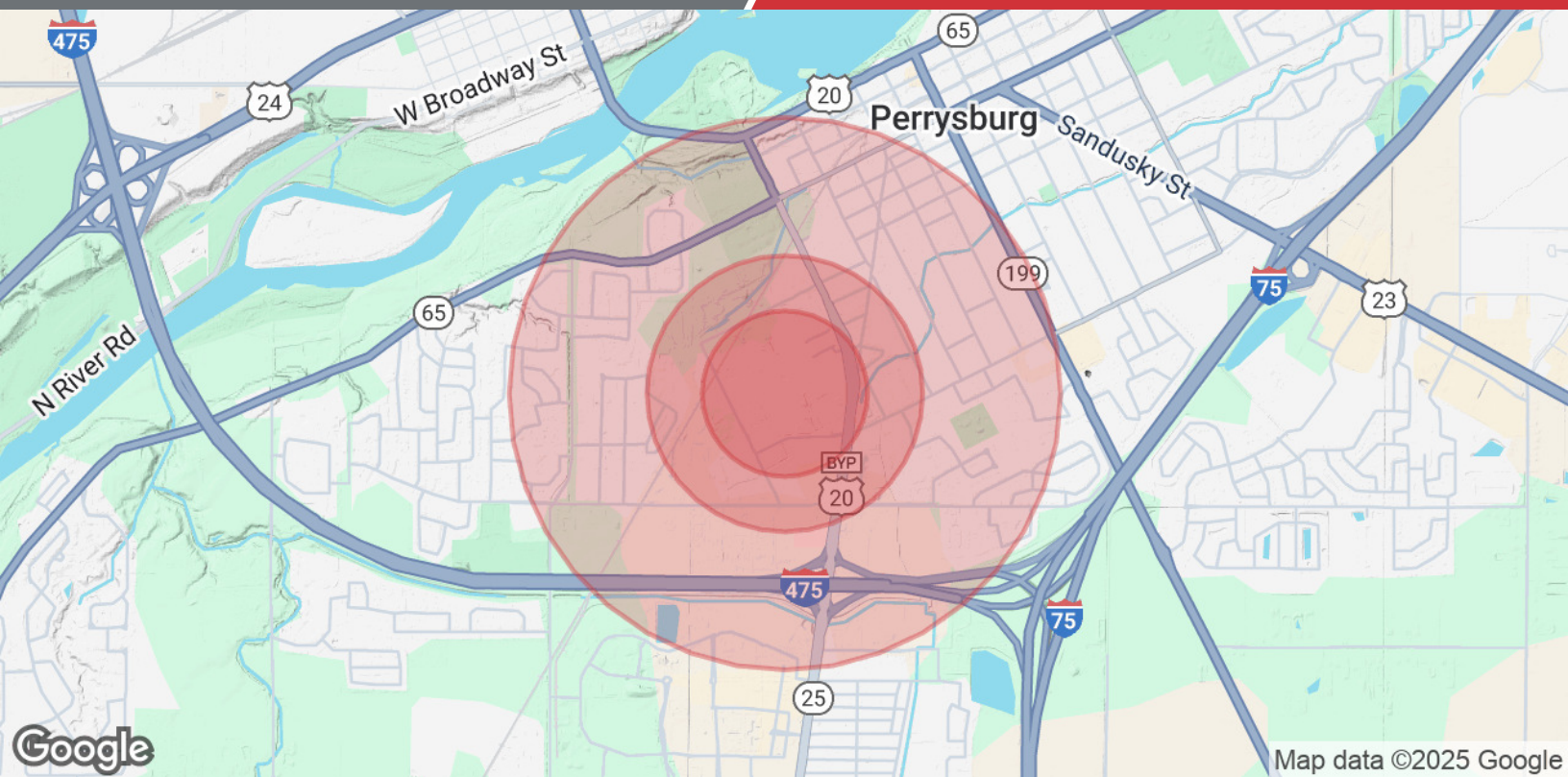




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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3	899	5,674
Average Age	39	41	40
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1	362	2,234
# of Persons per HH	3	2.5	2.5
Average HH Income	\$122,403	\$114,169	\$126,017
Average House Value	\$286,098	\$277,962	\$297,983

Demographics data derived from AlphaMap