

9540 AIRPORT HIGHWAY
MONCLOVA, OH 43542

OFFICE/INDUSTRIAL BUILDING
FOR SALE OR LEASE
6,317 Square Feet Available



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ASSOCIATES**
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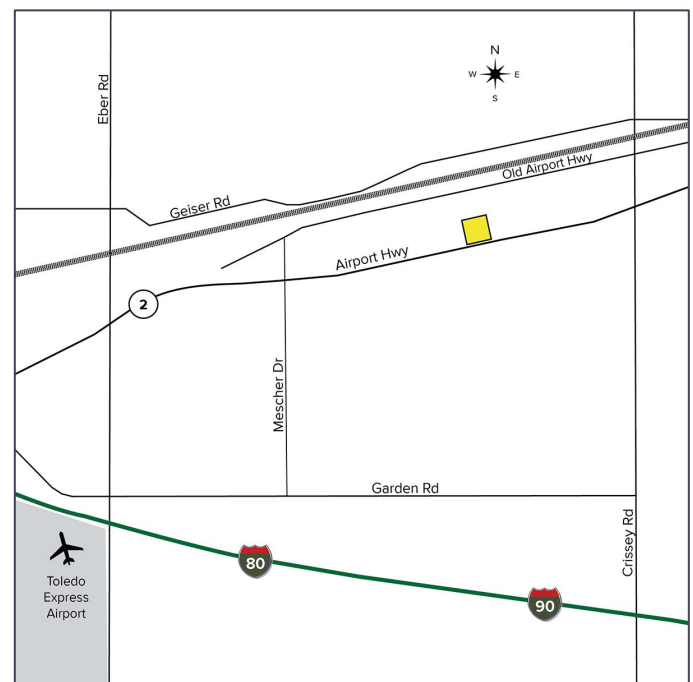
FULL-SERVICE COMMERCIAL REAL ESTATE

SPRINGFIELD TWP OFFICE/INDUSTRIAL



GENERAL INFORMATION

Sale Price:	\$1,250,000
Lease Rate:	\$9.50/SF NNN
Space Available:	6,317 square feet *
Building Size:	6,317 square feet
Number of Stories:	Two
Year Constructed:	Originally built in 1970 Completely renovated in 2008
Condition:	Excellent
Lot Dimensions:	482' x 367'
Acreage:	3.7888 acres
Closest Cross Street:	Mescher Drive
County:	Lucas
Zoning:	C-2
Parking:	Oversized unstriped lot
Curb Cuts:	One
Street:	4 lane with center turn



* Per Owner

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Exterior Walls:	Hardie board & awnings (filled CM walls with insulation)
Structural System:	Block/steel & wood deck
Roof:	Flat rubber – warehouse Shingle - office
Floors:	Office - polished densified stained concrete Warehouse – polished densified concrete
Floor Coverings:	2 nd flr prominent offices have cork
Ceiling Height:	Office – 9' Warehouse – 15'
Basement:	No
Heating:	Boiler, radiant heat coils in office floor. Four furnaces (redundant system).
Air Conditioning:	Central in office - 4 ground mounted condenser units.
Power:	400a/120/208v/3-phase
Restrooms:	Two on 1 st flr, one on 2 nd flr
Security System:	Yes – video system
Overhead Doors:	Yes
Sprinklers:	No
Signage:	Façade
Water:	Well. There is City water at the property, but it is not connected. It is connected to sanitary sewers.
Irrigation system:	Yes

BUILDING INFORMATION

Current Occupant:	Unoccupied
Occupancy Date:	Upon closing or lease execution
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Contact listing agent

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities, insurance, snow/lawn & NNN expenses.

2026 REAL ESTATE TAXES

Parcels:	65-35071, 65-38413
Assessor Number:	28032060, 095
Total Taxes:	\$11,716.54

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Airport Hwy view – south elevation



Oversized parking lot



Overhead door access – west elevation



Patio area – east elevation

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Lobby – 1st flr



Lobby – 1st flr



Conference room – 1st flr (includes overhead projector & motorized video screen)



Full kitchen – 1st flr



Restroom – 1st flr

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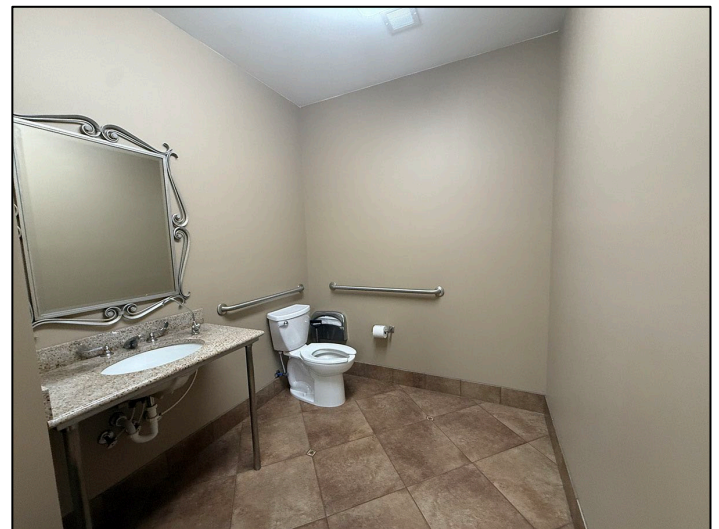
Large office with cork floor – 2nd flr



Small office with cork floor – 2nd flr



Cubicle area – fits 6+ cubicles – 2nd flr



2nd floor restroom

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Warehouse



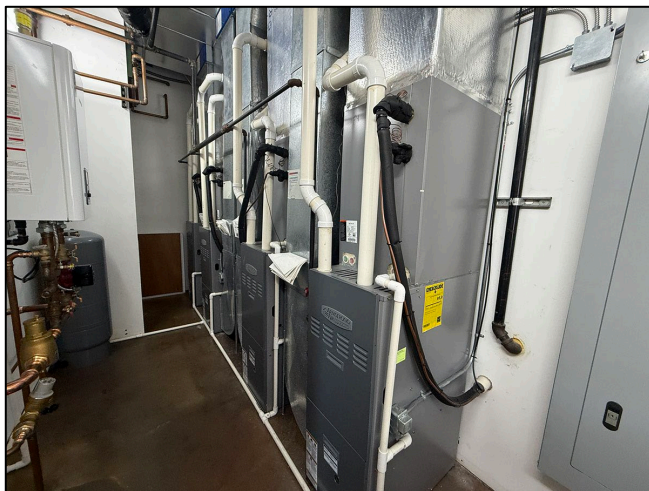
Warehouse



Warehouse



Warehouse



Mechanicals



Water system

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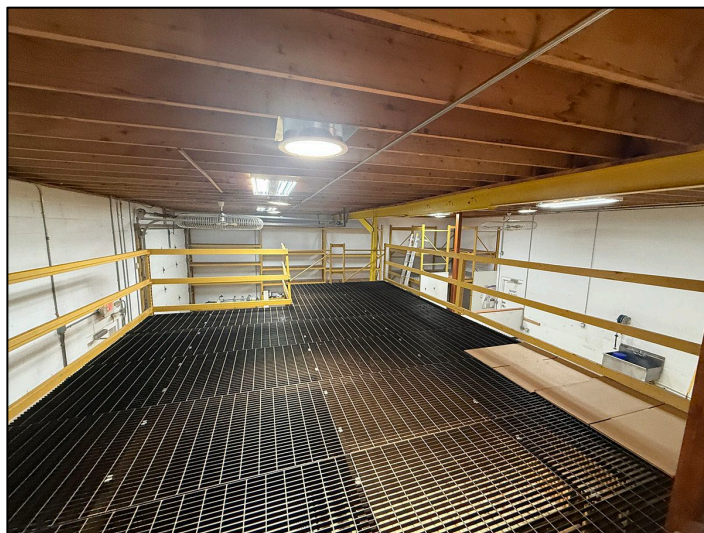
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Mezzanine view



Mezzanine

Comments:

- Move-in ready featuring a clean office environment and warehouse space.
- The property offers a professional curb appeal and a functional layout.
- The property was designed and occupied by Paul Davis Restoration & Remodeling, the property owner's business.
- The building consists of 2,296 SF of warehouse space plus a mezzanine and 4,275 SF of office space.
- The office layout consists of a showroom, large lobby area, conference/training room with an overhead projector and motorized video screen, full kitchen on the 1st floor and an open area with cubicles and 5 private offices.
- Outside patio is screened for privacy.
- One gas and one electric meter.
- There is a reverse osmosis water system with on demand hot water.
- Oversized warehouse fans.
- Floor drains in warehouse.
- Generac backup generator.
- Includes extra lot to the east. Irrigation system on both lots.
- Video surveillance security system.

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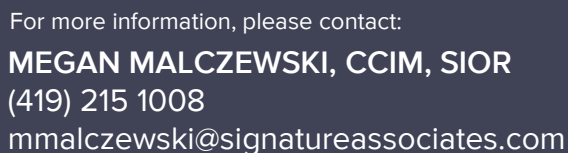
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	655	\$79,837
3 MILE	13,335	\$131,699
5 MILE	53,014	\$108,230

DISTANCE TO:

I-475/US-23	9 miles
I-80/90	3 miles

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