

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
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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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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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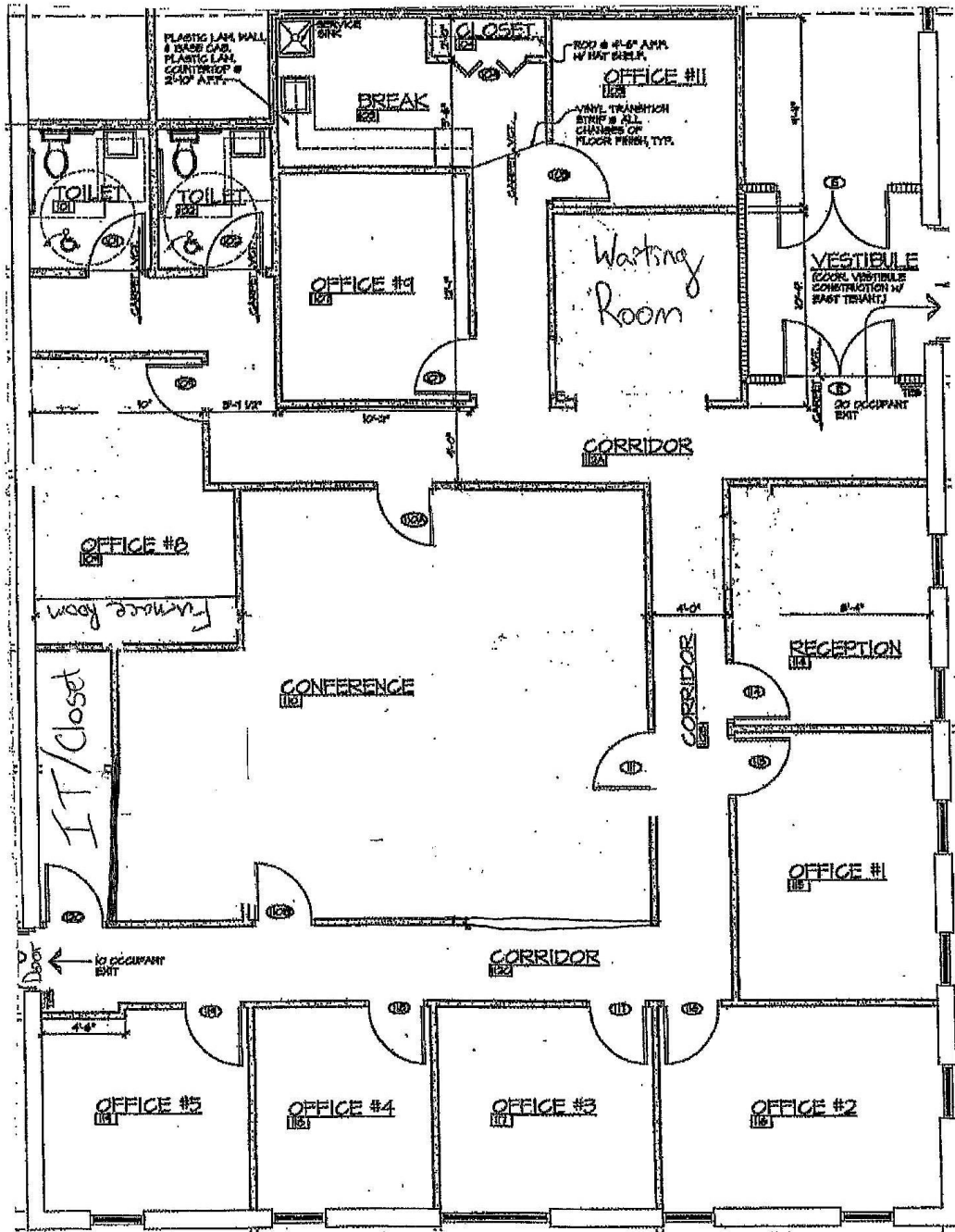
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Floorplan



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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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