

203, 205, 221, & 223 W. SOPHIA STREET  
MAUMEE, OHIO 43537

INDUSTRIAL BUILDING FOR SALE OR LEASE  
9,427 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**FREESTANDING MAUMEE  
INDUSTRIAL/OFFICE BUILDING**



## GENERAL INFORMATION

Sale Price:	\$575,000
Lease Rate:	\$4.75/sf NNN
Building Size:	9,427 square feet
Number of Stories:	1
Year Constructed:	1955
Condition:	Good
Acreage:	0.51
Land Dimensions:	205.32' x 79' Irregular
Closest Cross Street:	Between Kingsbury Rd. & Conant St.
County:	Lucas
Zoning:	Controlled Industrial District
Parking:	Approximately 13 spaces
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

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

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
[www.signatureassociates.com](http://www.signatureassociates.com)

**BUILDING SPECIFICATIONS**

Office Space:	Approx. 3,500 square feet
Shop Space:	Approx. 4,427 square feet 3 Bay Garage - 1,500 square feet
Exterior Walls:	Mostly steel; some concrete block on the north side of the building
Structural System:	Wood and steel
Roof:	Flat and pitched deck, asphalt shingle
Floors:	Concrete slab
Floor Coverings:	Carpet and tile in office areas
Ceiling Height:	Approx. 10' to 12' at eaves Clear Height – 9' to 11'
Basement:	No
Heating:	Office - entirely heated via electric base board heat. Shop - Gas forced unit suspended space heaters. Garage - No heat.
Air Conditioning:	Wall mounted or ground modular A/C units in office areas only
Power:	200-amp, 3+ panels, all single phase
Security System:	Yes
Restrooms:	1 men's and 1 women's
Overhead Door:	4 – 9' x 10' and 1 – 10' x 10'
Truck Well/Dock:	No
Sprinklers:	No
Rail:	No
Cranes:	No
Floor Drains:	No
Signage	Facia

**BUILDING INFORMATION**

Current Occupant:	Sealing Resource, Inc.
Occupancy Date:	Upon closing or lease execution
Sign on Property:	Yes
Key Available:	Yes - lockbox

**LEASE DETAILS**

Term:	Negotiable
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible for: Utilities, suite janitorial, content and liability insurance and prorata share of NNN charges.	

**Comments:**

- Interior office area was updated in recent years and is in good condition.
- Sealing Resource, Inc. leased for one year 3,223 square feet and 1,810 square feet for \$3,000/month + gas. Tenant will vacate premises with sixty days notice. Lease commenced on June 1, 2024.

**Office layout consists of:**

- Open front office area
- 11 private offices
- Storage rooms
- File room
- Large conference room
- Training room (unfinished, no flooring)

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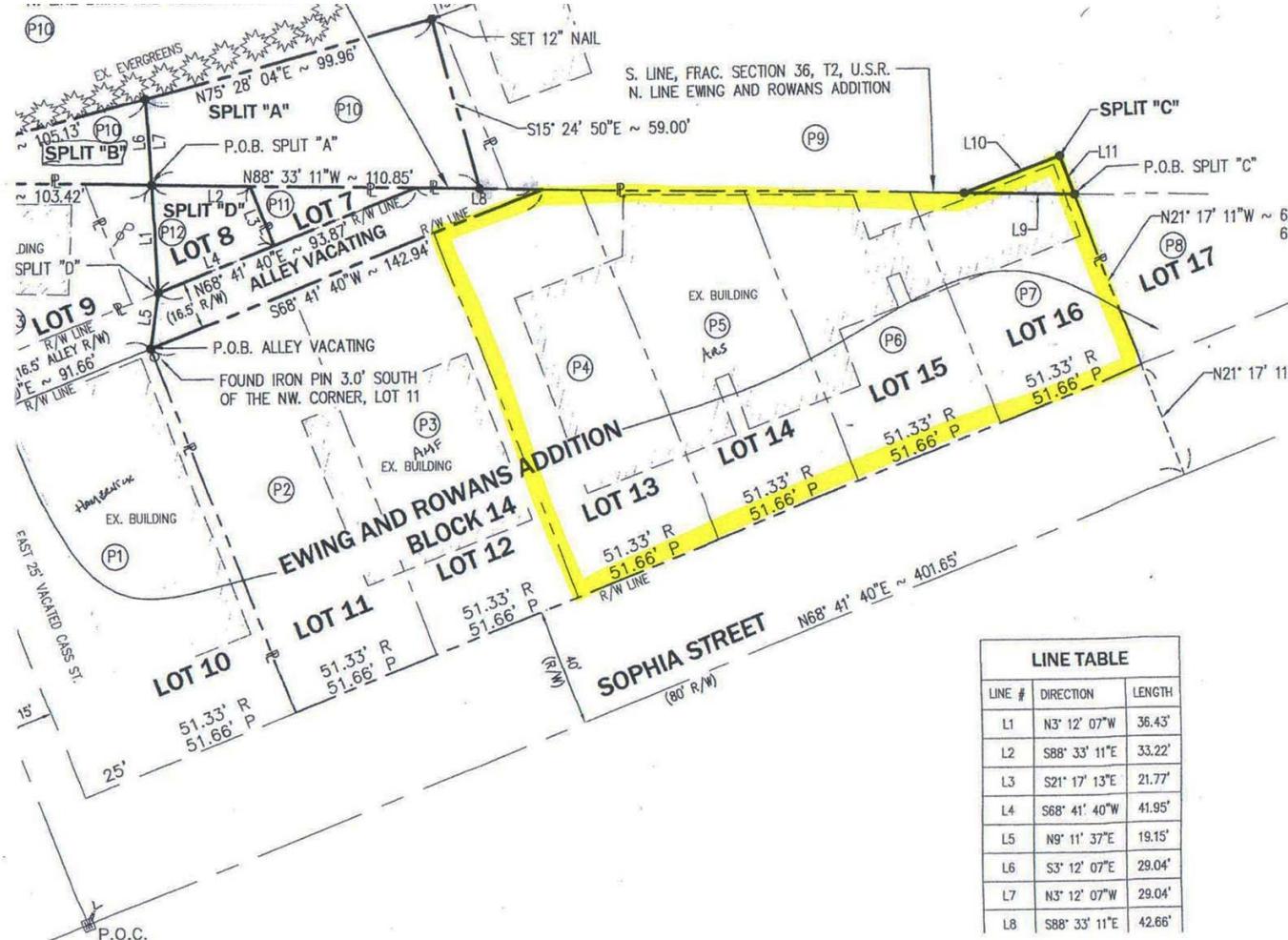
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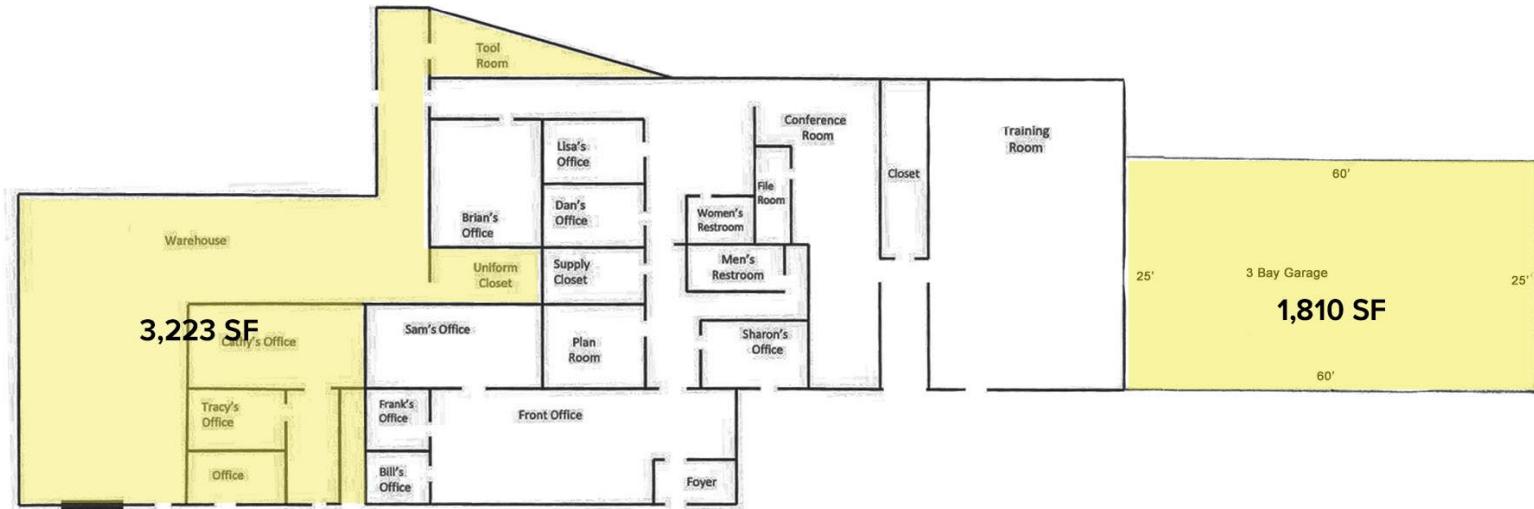
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5,033 SF Leased for 1 year  
commencing June 1, 2025  
to Sealing Resource, Inc.



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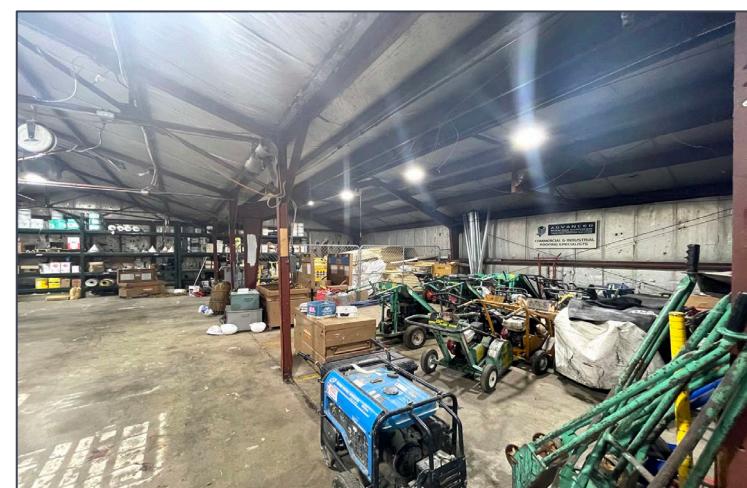
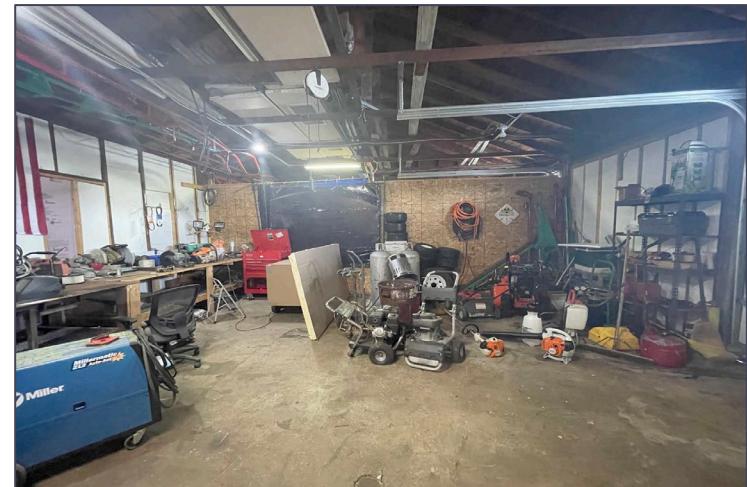
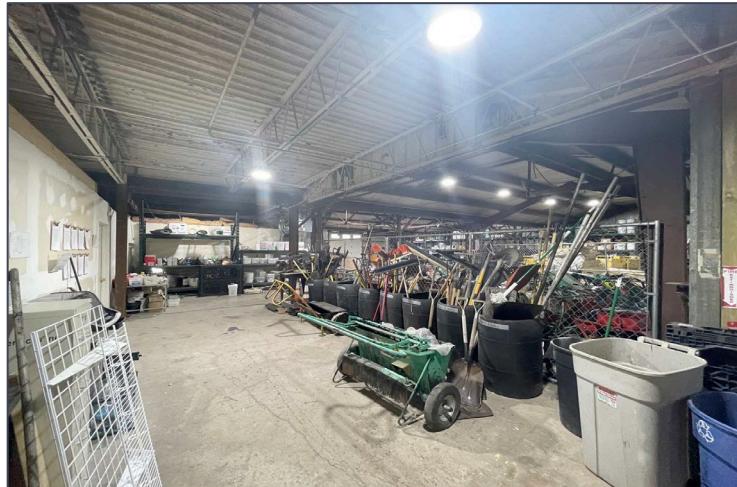
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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#### UTILITIES

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

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