

SINGLE TENANT NET LEASED OFFICE

1480 Ford Street, Maumee, OH 43537

RK



Offering Summary

Sale Price:	\$4,650,000
Building Size:	33,400 SF
Lot Size:	3.52 Acres
Price / SF:	\$139.22
Year Built:	1985
Zoning:	C-M
Building Class:	A
Market:	Toledo
Submarket:	South/Southwest

Property Overview

- Class A Office property located at the entrance to Northwest Ohio's premier office park
- Long Term Lease - International Government/Military Contractor

Location Overview

- Class A Office property located at the entrance to Arrowhead Business Park
- Minutes from Ohio Turnpike, (80/90), I-475, and Toledo Express Airport

New Building Mechanicals In 2023

- Trane 80Ton Air-Cooled Condensing Unit
- Trane Condenser Coils
- Lochinvar SmFTXL Fire Tube Boiler

Jerry Malek, CCIM, SIOR

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Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

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Sale Price	\$4,650,000
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Sale Details

Building Size	33,400 SF
Tenant Responsible For	OPEX

Building Information

Year Built	1985
Tenancy	Multiple
Condition	Excellent
Construction Status	Existing
Structural System	Brick / Masonry
Climate Controlled	Yes
Heat System Description	New HVAC
Restrooms	Multiple
Exterior Signage	Pylon
Security	Yes

Property Details

Primary Property Type	Office
Zoning	C-M
Acreage	3.52 Acres
Parcel / APN Numbers	20-25307
# Parking Spaces	116

Location Information

City, State & Zip	Maumee, OH 43537
County	Lucas
Submarket	South/Southwest
Cross Streets	Ford & Indian Wood Circle
Business Park	Arrowhead Business Park
Municipality	Maumee

Utilities

Internet Provider	Buckeye Broadband
Power Provider	First Energy / Toledo Edison
Fuel Provider	Columbia Gas
Fuel Type	Natural Gas
Water Provider	Municipal
Sewer Description	Municipal

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Actual Operating Data – 2024

1480 Ford Street
Maumee, Ohio 43537

GROSS SCHEDULED RENT INCOME

Current Rental Income (100% Occupied) **\$454,147.08**

PLUS:

Reimbursed Operating Expenses

\$59,869.44

TOTAL OF REIMBURSED EXPENSES

\$59,869.44

GROSS SCHEDULED INCOME (RENTAL)

\$514,016.52

LESS:

Reserve & Replacement @ \$0.20/SF

(\$5,870.60)

(\$5,870.60)

EFFECTIVE GROSS INCOME

\$508,145.92

LESS:

Real Estate Taxes

(\$63,798.83)

Building Insurance & Common Area Maintenance

(\$54,697.67)

(\$118,496.50)

NET OPERATING INCOME

\$395,520.02

Total Size of Property – 33,400 SF
Rentable – 29,353 SF

Value: \$4,655,000
Cap Rate: 8.5%
Per SF: \$139.37

Prepared by: Jerry Malek, CCIM, SIOR
April 2024

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Rent Roll – April 2024

Suite/ Unit	Tenant	Size	Price / SF	Rent / Month	Lease Term	Option
Suite A	CMS	20,180 SF	\$14.55/SF NNN	\$24,468.25	10 Years	TBD
Suite B	ABT	5,290 SF	\$17.50 SF	\$7,714.63		
Suite C	CMS	3,883 SF	\$17.50 SF	\$5,662.71	10 Years	TBD

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CMS CORPORATION

- 20-year award-winning DoD prime contractor
 - Current IDIQs w/ Army, Navy & AF w/ **>\$10B in combined capacity**
- **Global** footprint with *local* touch
 - Offices in Ohio, Indiana, Missouri, Guam, Spain & Japan
- Superb **safety** record & strong financial position
 - \$300M Bonding



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GENERAL CAPABILITIES

- Construction
 - Vertical & Horizontal Markets
 - Design-Build & Design-Bid-Build
- Fueling Systems: Construction & Sustainment, Restoration & Modernization (SRM)
 - 33 POL Projects worldwide valued at over \$211M
- Strong Self-Performance Capabilities
 - CMS Mechanical



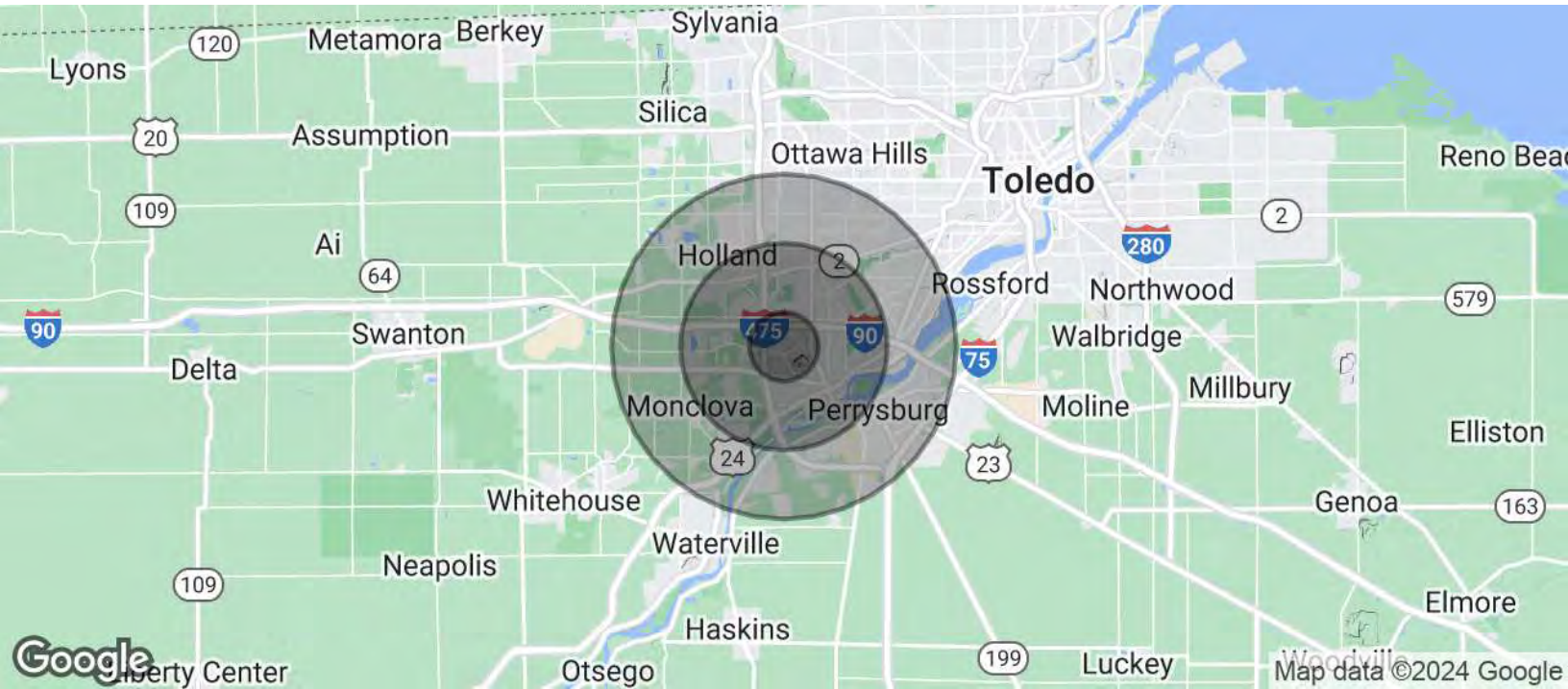
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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,047	47,584	127,114
Average Age	36.4	37.6	37.8
Average Age (Male)	34.4	36.1	36.4
Average Age (Female)	37.3	38.6	38.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,759	20,733	53,659
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$59,023	\$61,699	\$63,501
Average House Value	\$160,784	\$170,057	\$157,164

2020 American Community Survey (ACS)

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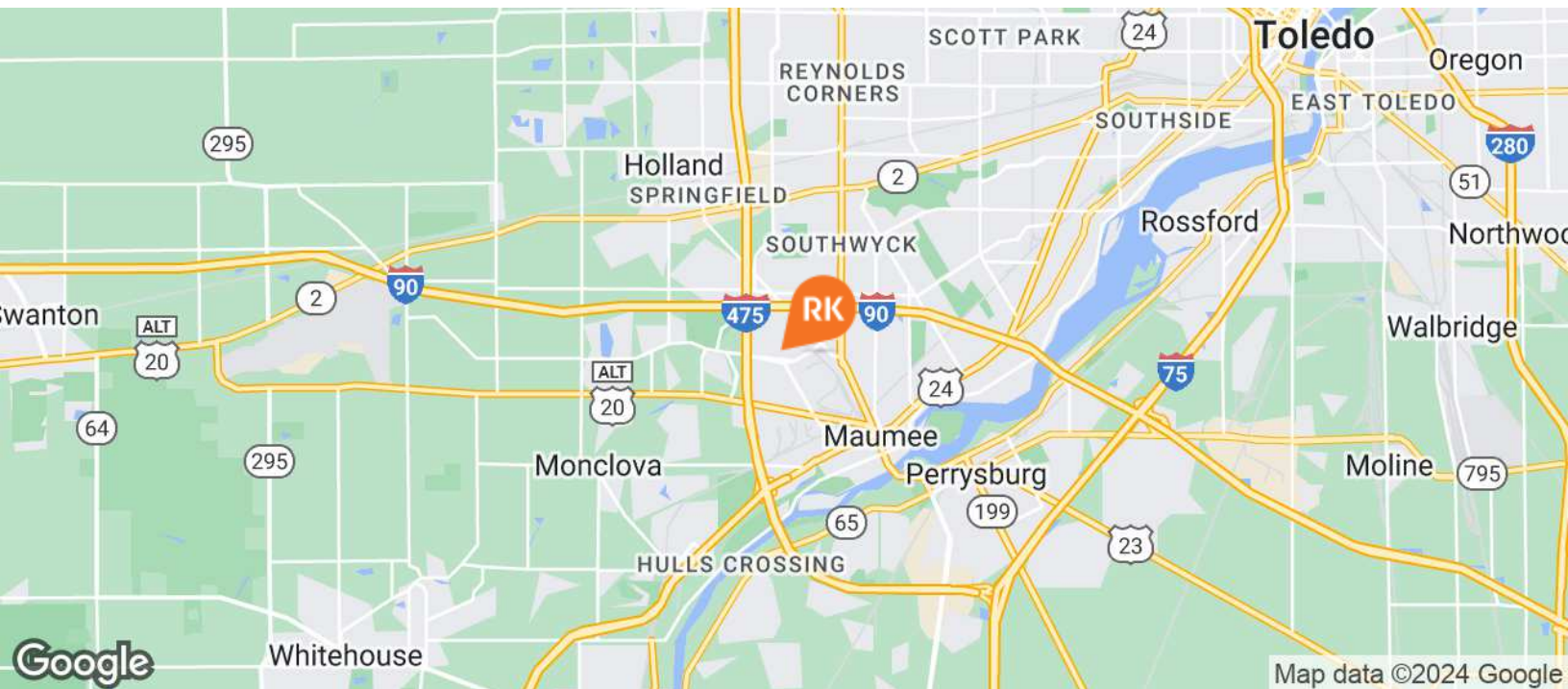
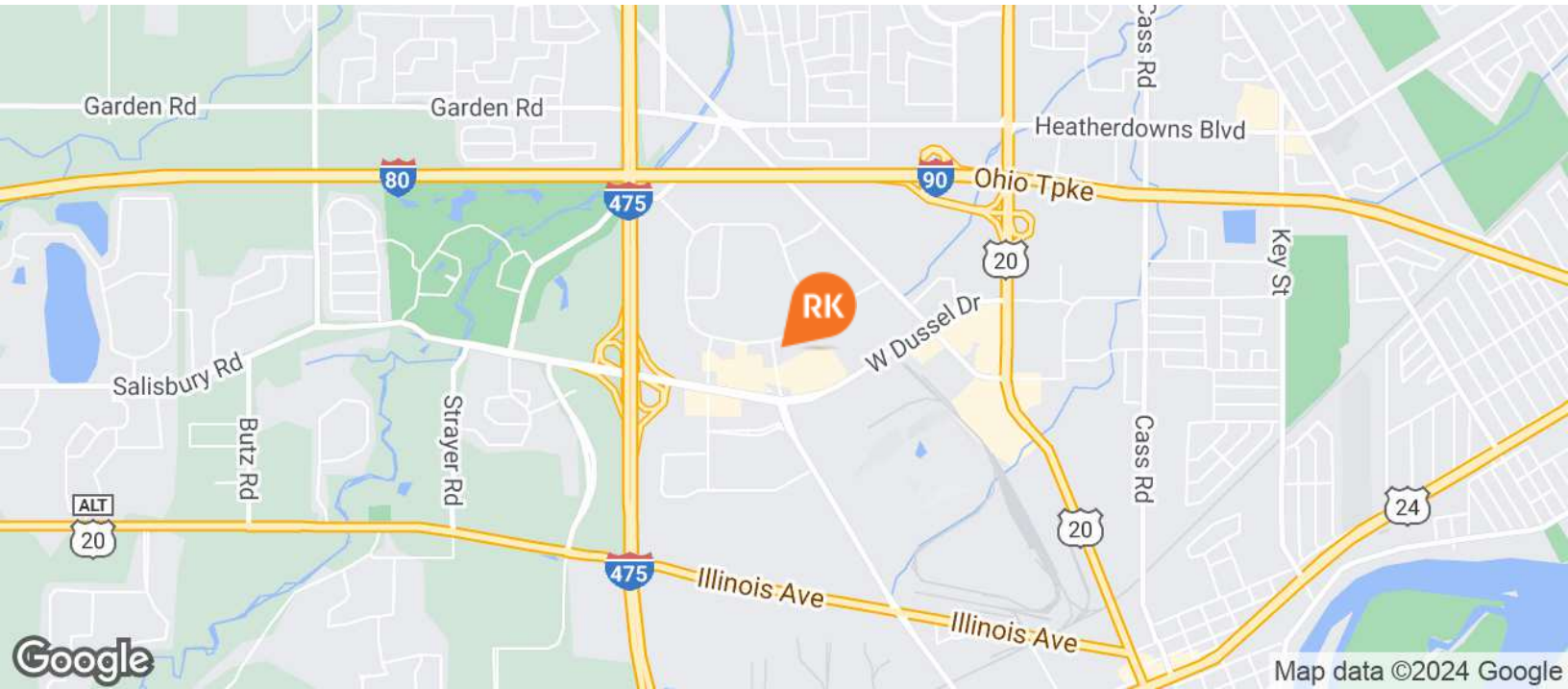
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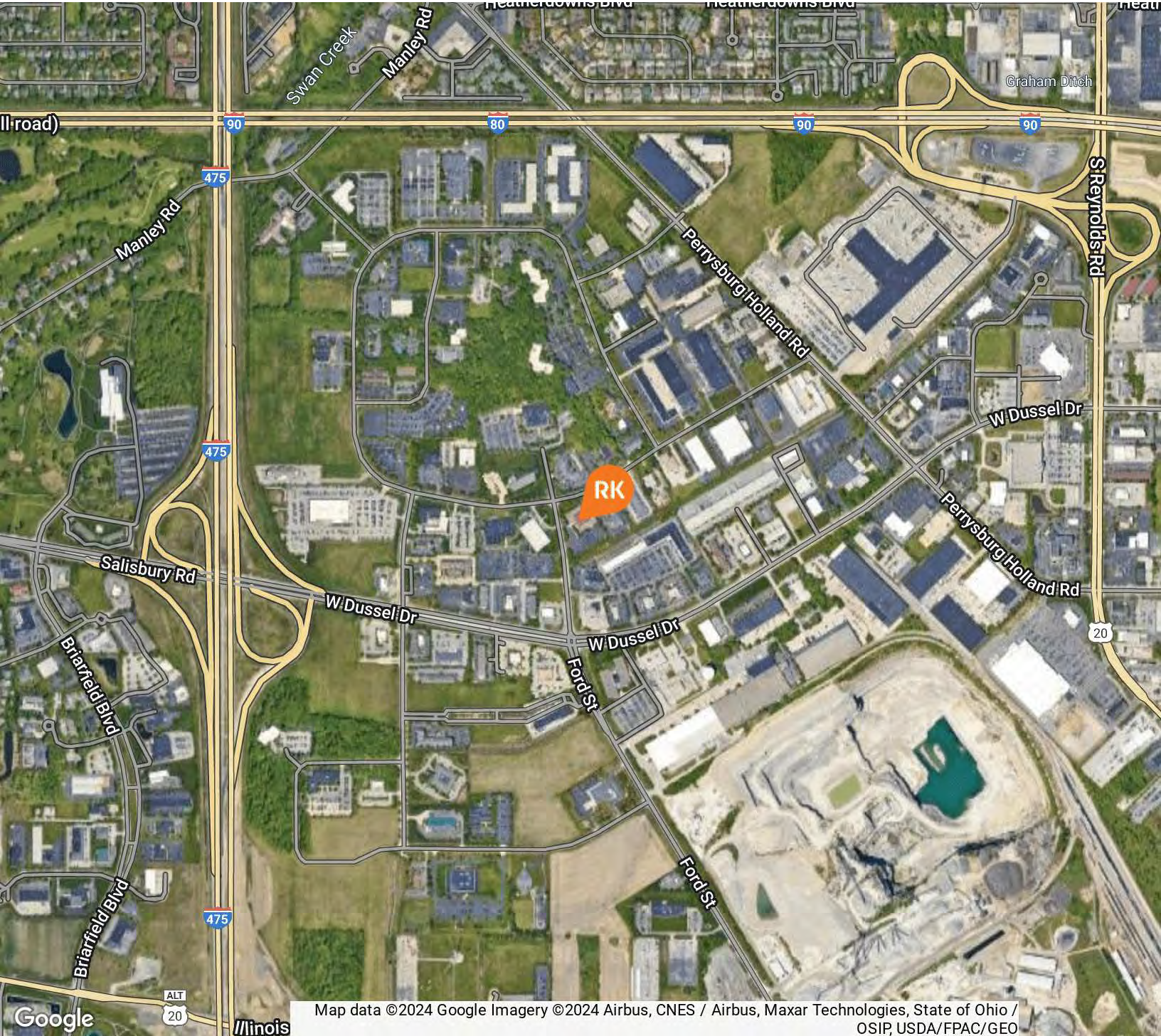


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