



# Miller Diversified Realty Corporation

3410 Briarfield Blvd., Suite A Maumee, Ohio 43537 P. 419.867.9119 F. 419.867.7924

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## OFFICE FOR LEASE

3410 Briarfield Blvd. Suite A, Maumee, Monclova Twp., Ohio 43537

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### General Information

**Location:** Briarfield Business Park  
**Closest Intersection:** Salisbury & Briarfield Blvd.  
**City:** Maumee (Monclova Twp.)  
**County:** Lucas  
**State:** Ohio, 43537  
**Zoned:** Office/Light Industrial

### Price Details

**Price:** \$10.25/sq. ft.  
**NNN:** \$5.00/sq.ft. (2017)  
**Minimum Term:** Three (3) Years  
**Real Estate Tax:** Lessee, pro rata  
**Insurance, CAM:** Lessee, pro rata  
**Improvement Allowance:** N/A

### Utilities

**Natural Gas:** Lessee  
**Electric:** Lessee  
**Water:** Lessee

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### Building Information

**Total Square Footage:** 9,740 sq. ft.  
**Available:** 4,500 sq. ft.  
**Site Dimensions:** 1.6 Ac.  
**Construction:** Brick with Shingle Roof  
**Parking:** 45  
**Air Conditioning:** Yes  
**Heat Type:** Natural gas forced air  
**Fire Suppression:** Yes  
**Number of Floors:** One  
**Floor Plans Available:** Yes, CAD or print

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### Comments

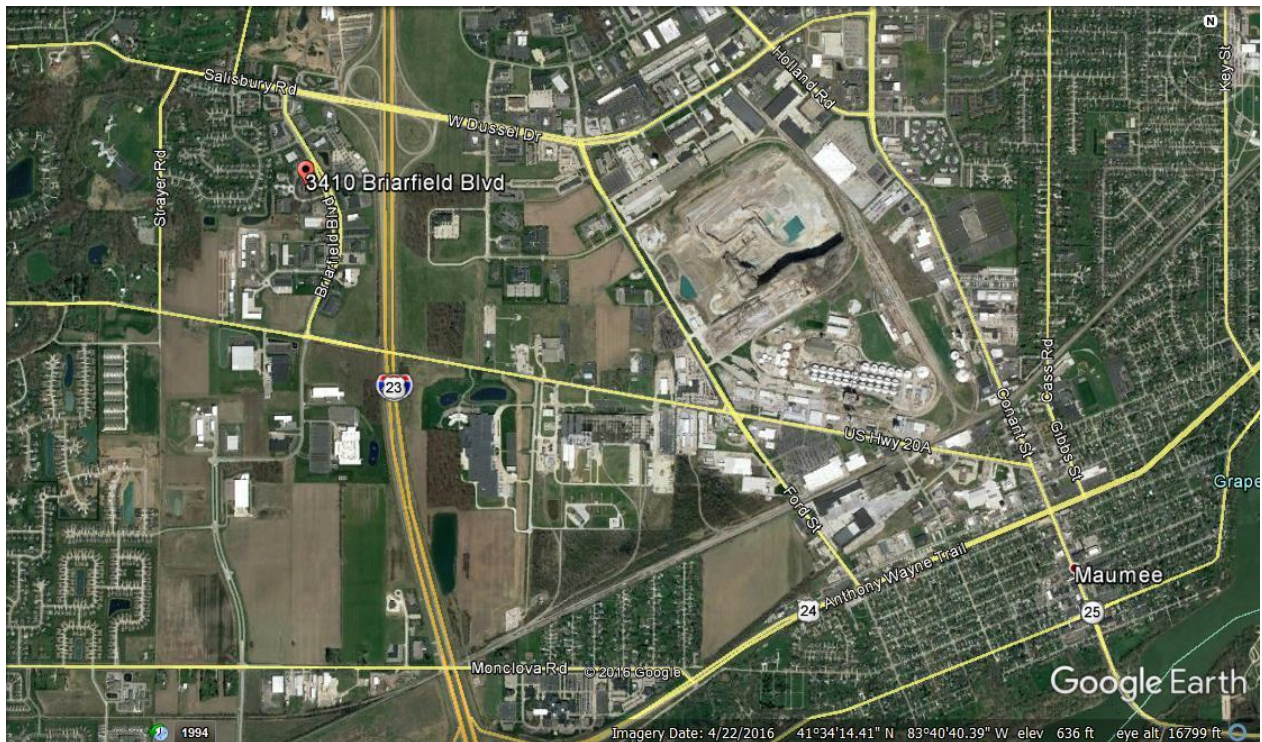
- Class "A" office building with great visibility
- Basement storage available
- Excellent access at Salisbury/Dussel interchange to I-475
- Job creation economic incentives available through Monclova Twp.

For More Information, Contact:  
**Jerry Miller, CCIM**  
P. 419.867.9119 C.419.392.6835



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