



Miller Diversified Realty Corporation

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

OFFICE/RETAIL FOR LEASE: Promenade West, Unit D

3355 BRIARFIELD BLVD. SUITE D, MAUMEE, LUCAS COUNTY, OHIO 43537

General Information

Location : Briarfield Business Park
Closest Intersection : Briarfield Blvd. & Salisbury
City : Maumee (Monclova Twp.)
County : Lucas
State : OH
Zoned : Commercial C-2
Traffic Count: 10,300 vpd (Briarfield & Salisbury)

Price Details

Price : \$13.00/sq.ft.
NNN : \$4.50/sq.ft. (2017)
Minimum Term : Two (2) Years
Real Estate Tax : Included in NNN above
Insurance, CAM : Included in NNN above

Utilities

Natural Gas : Lessee
Electric : Lessee
Water : Lessee

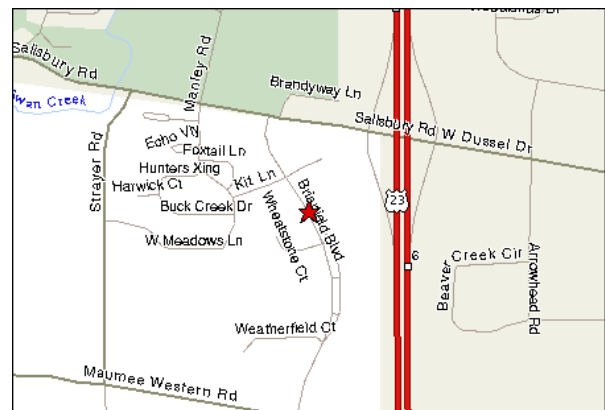
Building Information

Total Square Footage : 13,000 sq. ft.
Available : 1,140 sq. ft.
Site Dimensions : 2.0 +/- Ac.
Construction : Brick veneer
Parking : 77
Air Conditioning : Yes
Heat Type : Gas forced air
Fire Suppression : None
Number of Floors : One
Floor Plans Available : Yes, CAD or print
Year Constructed: 2002



Comments

- Just off I-475 interchange at Salisbury/Dussel in Maumee.
- Across from Walt Churchill's Market, Bob Evans, B.P. Oil, Baymont Hotel & Carrabba's
- Near newly announced corporate headquarters of The Andersons.
- Current tenants include: Barr's Public House, Maumee Health & Wellness, Midland Title, and Select Salon Studios

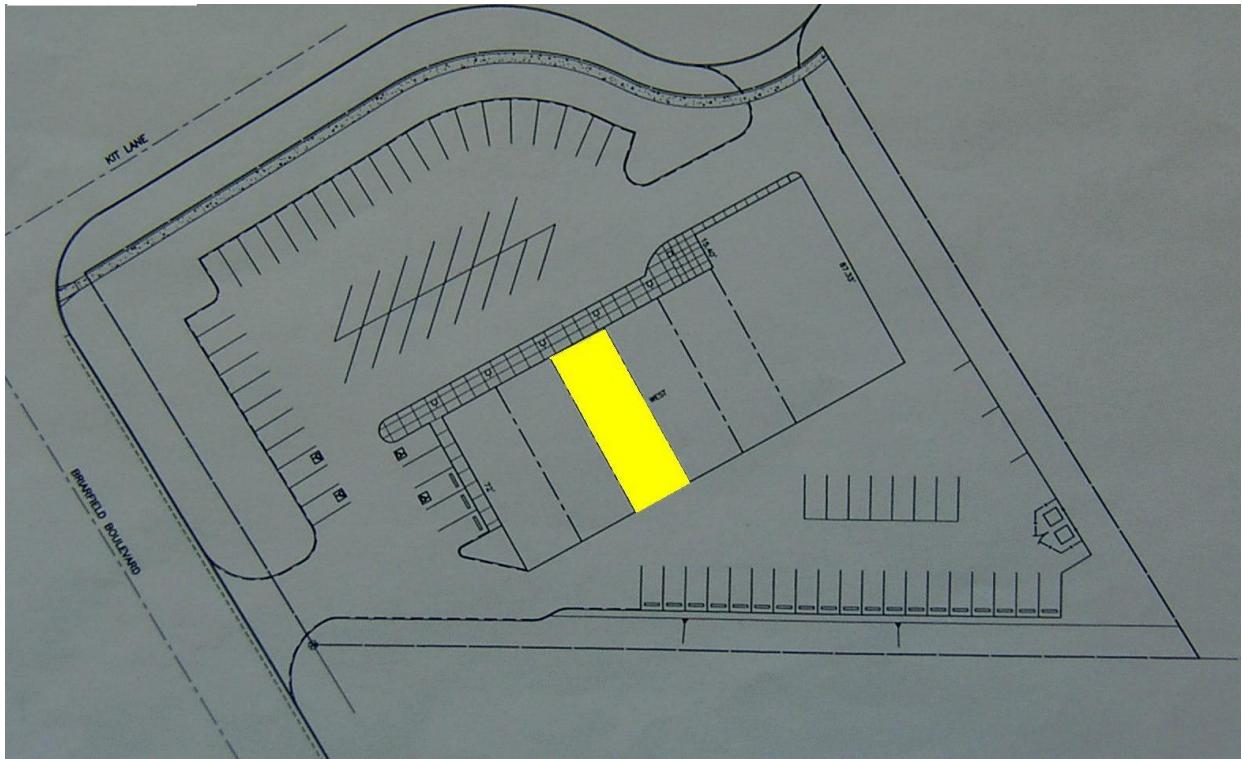


For more information, contact:
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Last Updated: 4/4/17



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