



Miller Diversified Realty Corporation

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

OFFICE FOR LEASE

8245 Farnsworth Rd, Suite B, Waterville, Lucas County, Ohio 43566

General Information:

Location: 8245 Farnsworth Rd.
Closest Intersection: Farnsworth Rd. & Waterville Monclova Rd.
City: Waterville
County: Lucas
State: Ohio
Zoned: C-1
Traffic Count: 2,900 on Waterville Monclova Rd, 3,000 on Farnsworth Rd.
Acreage: .74
Parcel #: 96-60100

Lease Details

Lease Price: \$1,160 Gross
- Tenant responsible for utilities, janitorial, cable/phone/internet.

Minimum Term: One (1) Year
Real Estate Tax: Included in lease price
Insurance, CAM: Included in lease price

Utilities

Natural Gas: Waterville Gas and Oil
Electric: Toledo Edison

Building Information

Total Square Footage: 5,780 s.f.
Available for Lease: 1,200 s.f.
Unit Dimensions: See Below
Construction: Masonry
Roof: Asphalt Shingle
Parking: 30 (shared)
Air Conditioning: Yes
Heat Type: Gas forced air
Fire Suppression: None
Number of Floors: One
Floor Plan Available: Yes, See Below
Year Constructed: 1991



Comments:

- Recently renovated office space.
- Just west of Waterville-Monclova Rd on Farnsworth Rd. (Waterville-Neapolis Rd).
- Less than a 4-minute drive from exit 63 off US 24, and 10 minutes from exit 4 I-475.
- Less than 3 minutes from downtown Waterville.
- Tenants include Anthony Wayne Vision Services, Inc., and Waterville Township Police Department.

For More Information, Contact:
Alex Adamshick
P. 419.867.9119 C. 419.265.0260



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*All information as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.
Last Updated: 9/26/16*



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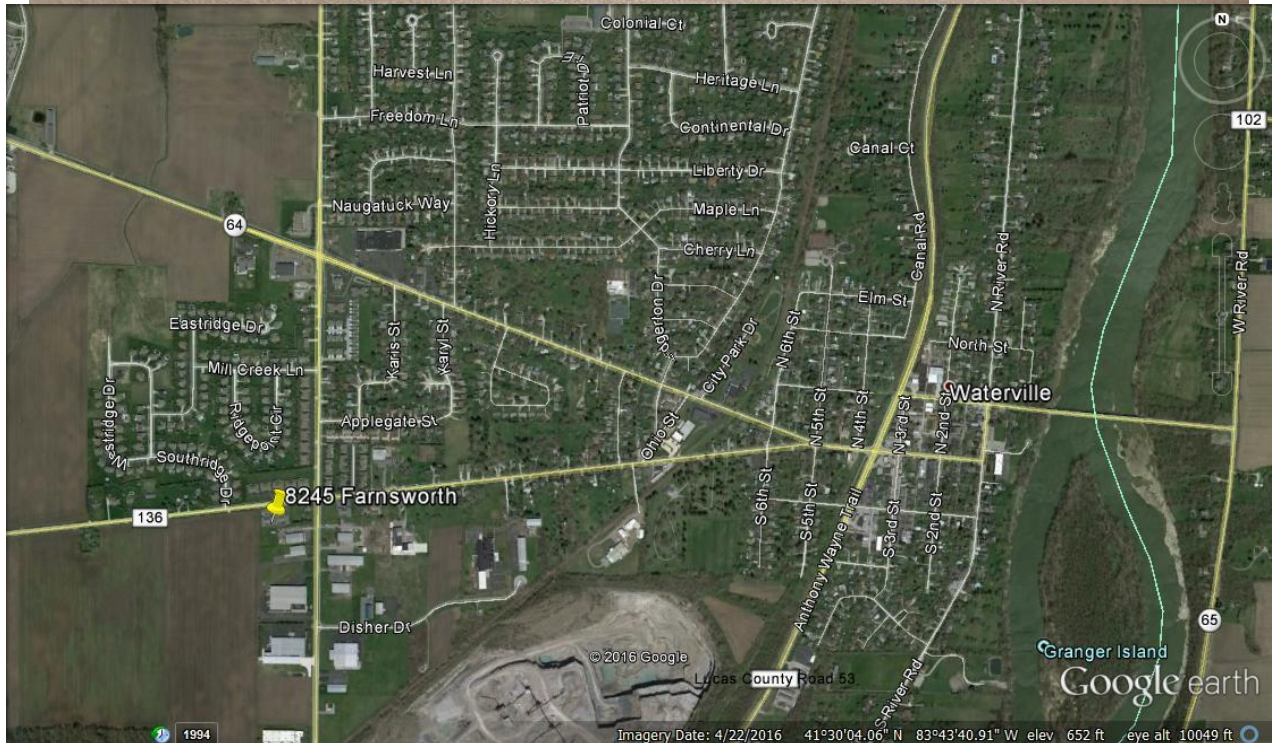


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FLOOR PLAN SUITE B

ADDITIONAL PARKING

