

385 DUSSEL DRIVE
MAUMEE, OH 43537

OFFICE SPACE FOR LEASE
1,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

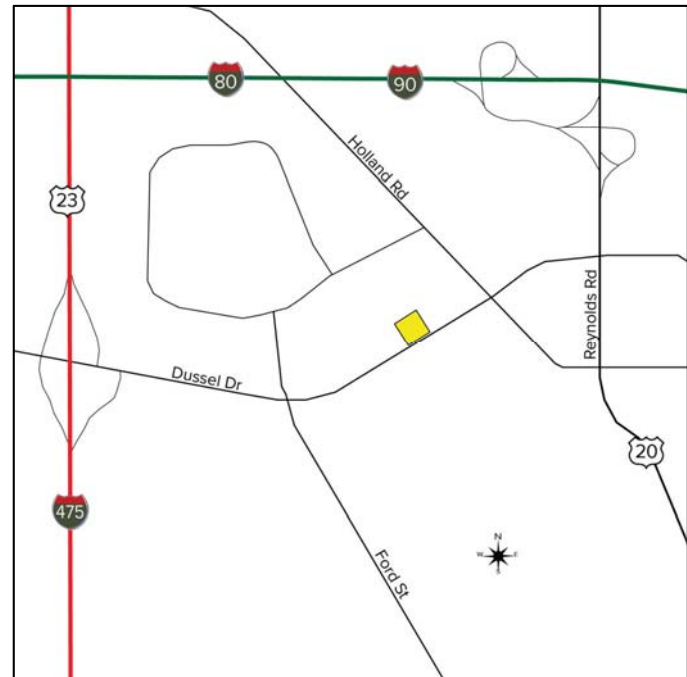


GENERAL INFORMATION

Lease Rate: \$ 8.75 psf
\$ 3.63 psf triple net charges
\$ 2.00 psf estimated – utilities
\$14.38 psf total*

* \$1,135 per month estimated "grossed up"

Space Available: 1,000 Square feet
Building Size: 12,000 Square feet
Number of Stories: 1
Year Constructed: 1985
Condition: Good
Closest Cross Street: On the corner of Osage and
Dussel
County: Lucas
Zoning: Controlled Industrial District
Parking: 40 Spaces
Curb Cuts: 1 on Osage
Street: 4 Lane with center turn lane



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Decorative block
Structural System:	Steel block
Roof:	Flat
Floors:	Concrete
Floor Coverings:	Carpet and tile
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	120/240
Security System:	Yes
Restrooms:	2
Sprinklers:	No
Signage:	At suite entrance and marquee sign
Delivery Area:	In rear of building

LEASE DETAILS

Term:	Minimum of 3 years
Security Deposit:	Equal to one month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	All operating expenses including real estate taxes, property taxes, property insurance, common area maintenance, utilities, suite janitorial and content/liability insurance.
	Landlord responsible for roof and structure.
	<u>Operating expenses: 2017 triple net charges were \$3.63 per square foot.</u>

2017 REAL ESTATE TAXES

TD:	36
Parcel:	40626
Assessor Number:	43-290-048
Total Taxes:	\$ 28,209.14

Comments:

- Located in Arrowhead Park.
- Public transportation available.
- Units have private entrances.
- Signage along Dussel Drive with traffic counts of 17,350 (2014) cars per day.

Available unit consists of:

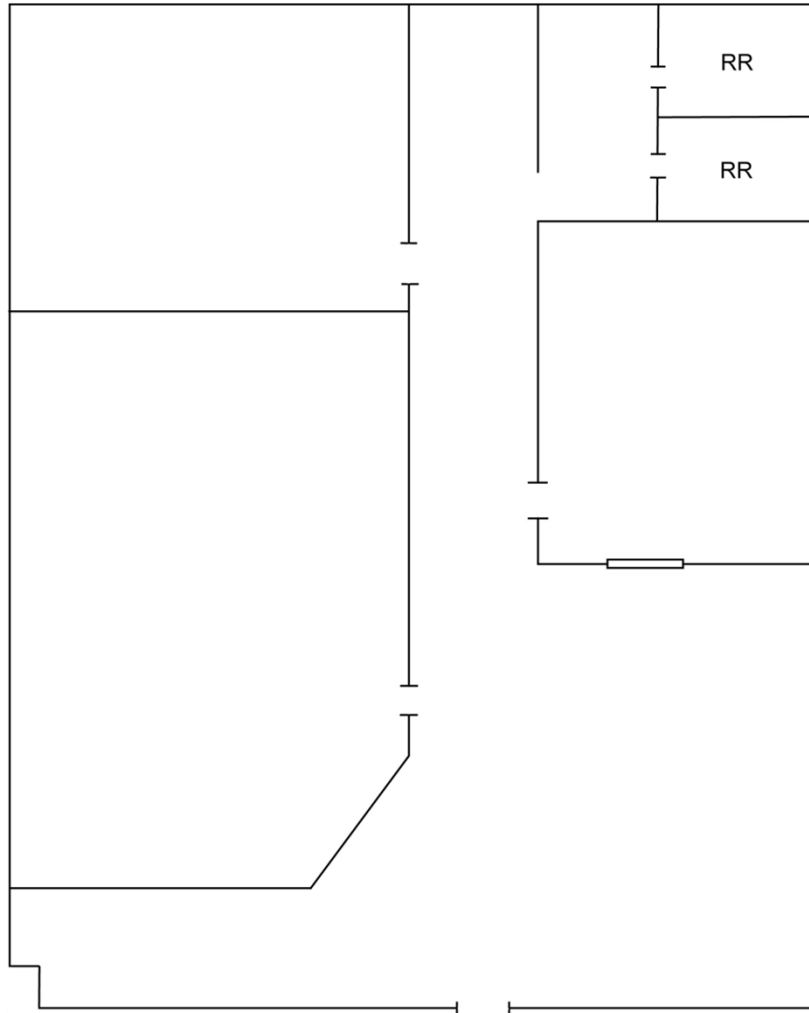
- Lobby/reception area
- Meeting room
- 2 Offices
- 2 Restrooms

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Not to scale

TRAFFIC COUNTS (TWO-WAY)

Dussel Drive (2014) – 17,350 Vehicles per day

Reynolds Road (2014) – 16,491 Vehicles per day

BUILDING INFORMATION

Current Tenants:	Unit 383 – Midwest terminals Unit 385 - Vacant Unit 387 – Hanson's Windows
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes

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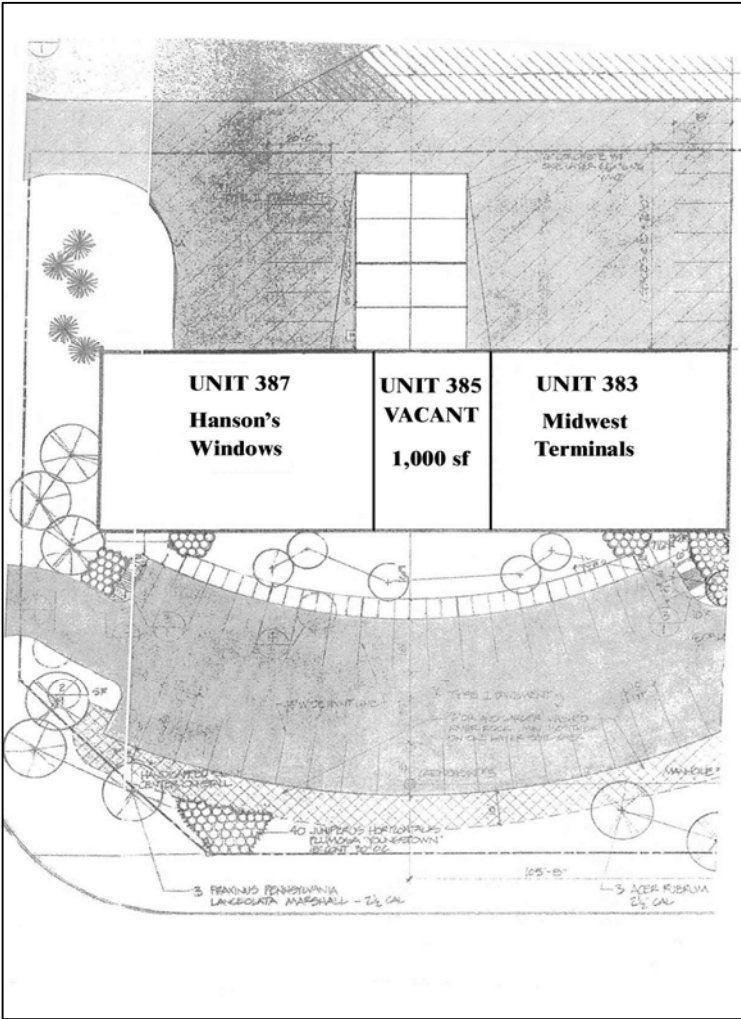
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