

# 4062 TECHNOLOGY DRIVE

Maumee, OH 43537

# RK



## Offering Summary

Lease Rate:	\$12.50 SF/yr (NNN)
Building Size:	33,724 SF
Available SF:	1,446 - 7,580 SF
Lot Size:	4.21 Acres
Year Built:	2004
Zoning:	17-M1
Submarket:	South/Southwest
Building Class:	B

## Property Overview

- Well maintained Office/Flex space available for lease.
- Owner occupied and professionally managed.
- Open office w/ 1,652 SF of warehouse with grade door - access to loading dock available.
- Multiple configurations available (see floor plan).
- Common or private entrance available.
- Bullpen, kitchen, lab space.
- Backup generator.

## Location Overview

- Located directly across from Dana Incorporated World Headquarters, this facility has excellent exposure in a highly sought-after industrial park. This location is less than a mile from I-475 and US Highway 20A.

### Jason Westendorf

419.794.3957  
jwestendorf@rkcommercial.com

### Emma VanWinkle

419.794.3975  
evanwinkle@rkcommercial.com

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

# 4062 TECHNOLOGY DRIVE

Maumee, OH 43537

Lease Rate	\$12.50 SF/Yr
------------	---------------

## Lease Details

Available SF	1,446 - 7,580 SF
Lease Type	NNN
Tenant Responsible For	Pro-rata share of taxes, insurance, common area maintenance charges

## Building Information

Building Size	33,724 SF
Number Of Floors	1
Year Built	2004
Tenancy	Multiple
Condition	Good/Excellent
Construction Status	Existing
Climate Controlled	Yes
Security	Yes
Delivery Area	Yes
Exterior Signage	Yes

## Property Details

Primary Property Type	Office/Industrial Flex
Zoning	17-M1
Acreage	4.21 Acres
Annual Real Estate Taxes	\$47,327.10
Parcel / APN Numbers	3888735

## Location Information

City, State & Zip	Maumee, OH 43537
County	Lucas
Submarket	South/Southwest

**Jason Westendorf**

419.794.3957

jwestendorf@rkgcommercial.com

**Emma VanWinkle**

419.794.3975

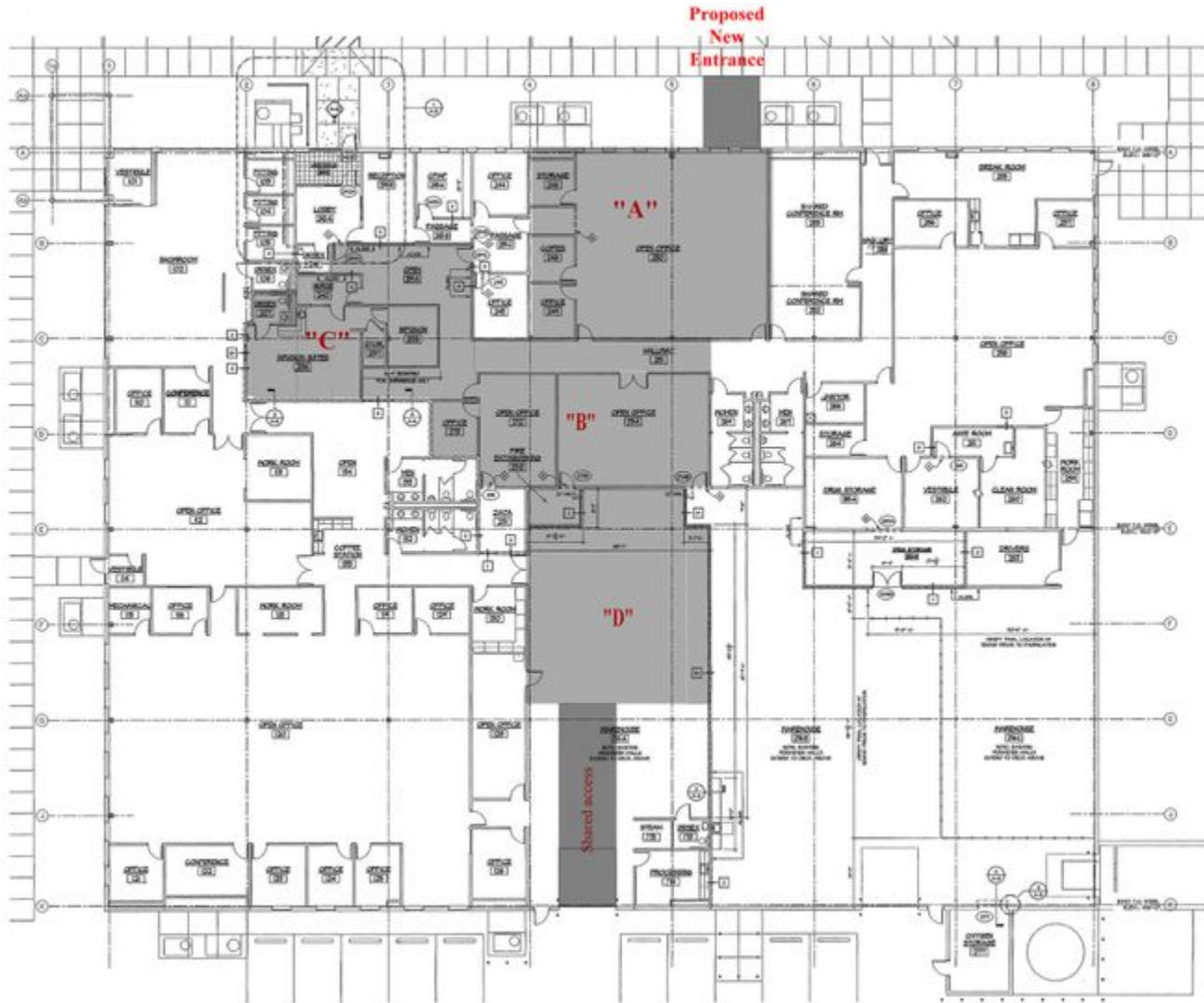
evanwinkle@rkgcommercial.com

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

# 4062 TECHNOLOGY DRIVE

Maumee, OH 43537

# RK



## Available Spaces

Area	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Area A	Available	2,800 - 7,580 SF	NNN	\$12.50 SF/yr	Open area with existing cubicles and adjoining offices
Area B	Available	1,682 - 7,580 SF	NNN	\$12.50 SF/yr	Lab Area – adjoining bullpen with attached office
Area C	Available	1,446 - 7,580 SF	NNN	\$12.50 SF/yr	Cafeteria – open office
Area D	Available	1,652 - 7,580 SF	NNN	\$12.50 SF/yr	Warehouse

**Jason Westendorf**

419.794.3957

jwestendorf@rkcommercial.com

**Emma VanWinkle**

419.794.3975

evanwinkle@rkcommercial.com

**Reichle | Klein Group**

Commercial Property Brokers, Managers & Investment Advisors

**RK**

# 4062 TECHNOLOGY DRIVE

Maumee, OH 43537



**Jason Westendorf**

419.794.3957

[jwestendorf@rkcommercial.com](mailto:jwestendorf@rkcommercial.com)

**Emma VanWinkle**

419.794.3975

[evanwinkle@rkcommercial.com](mailto:evanwinkle@rkcommercial.com)

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

# 4062 TECHNOLOGY DRIVE

Maumee, OH 43537



**Jason Westendorf**

419.794.3957

[jwestendorf@rkcommercial.com](mailto:jwestendorf@rkcommercial.com)

**Emma VanWinkle**

419.794.3975

[evanwinkle@rkcommercial.com](mailto:evanwinkle@rkcommercial.com)



# 4062 TECHNOLOGY DRIVE

Maumee, OH 43537



**Jason Westendorf**

419.794.3957

[jwestendorf@rkgcommercial.com](mailto:jwestendorf@rkgcommercial.com)

**Emma VanWinkle**

419.794.3975

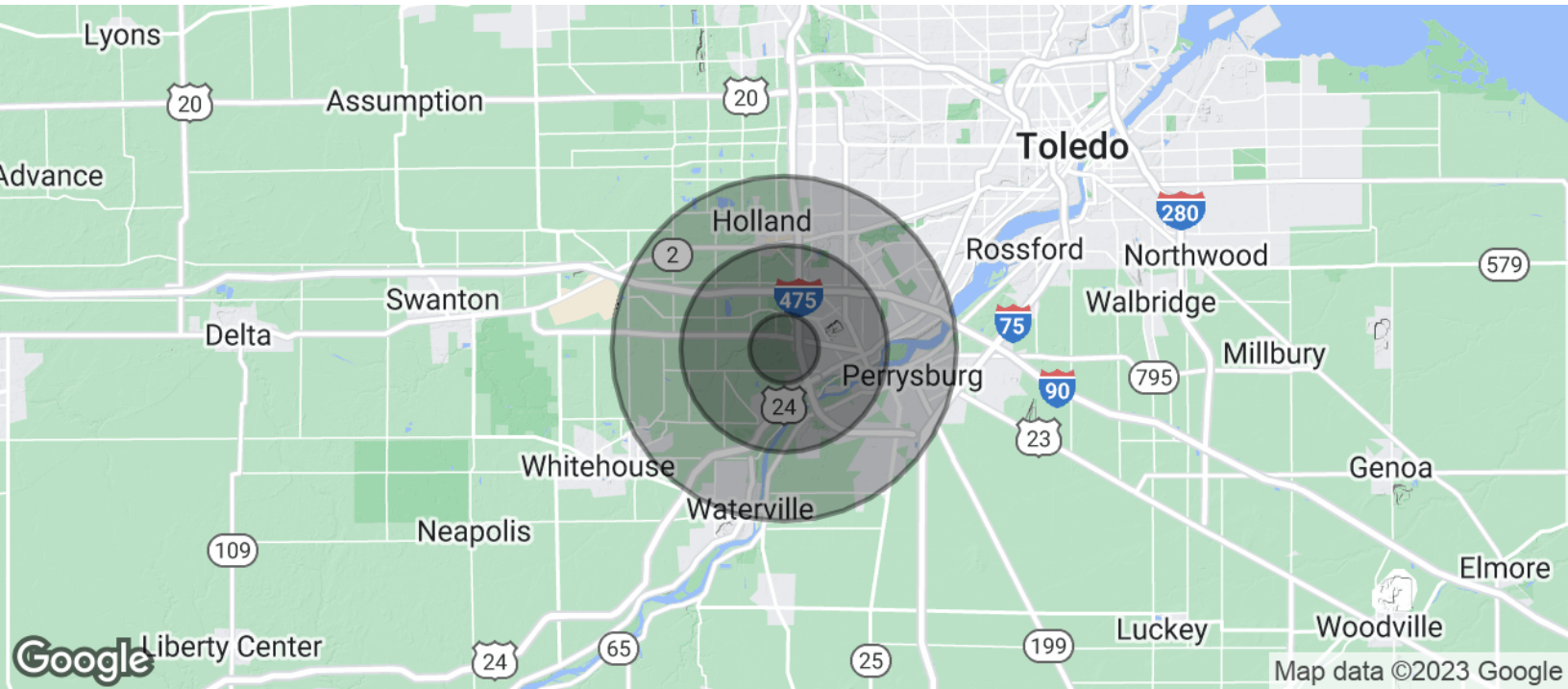
[evanwinkle@rkgcommercial.com](mailto:evanwinkle@rkgcommercial.com)

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

# 4062 TECHNOLOGY DRIVE

Maumee, OH 43537

# RK



Population	1 Mile	3 Miles	5 Miles
Total Population	3,272	35,769	100,816
Average Age	51.0	42.4	41.1
Average Age (Male)	40.9	39.9	39.5
Average Age (Female)	53.4	42.5	42.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,535	15,773	45,103
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$78,110	\$92,629	\$82,799
Average House Value	\$244,180	\$201,896	\$172,539

\* Demographic data derived from 2020 ACS - US Census

**Jason Westendorf**

419.794.3957

jwestendorf@rkcommercial.com

**Emma VanWinkle**

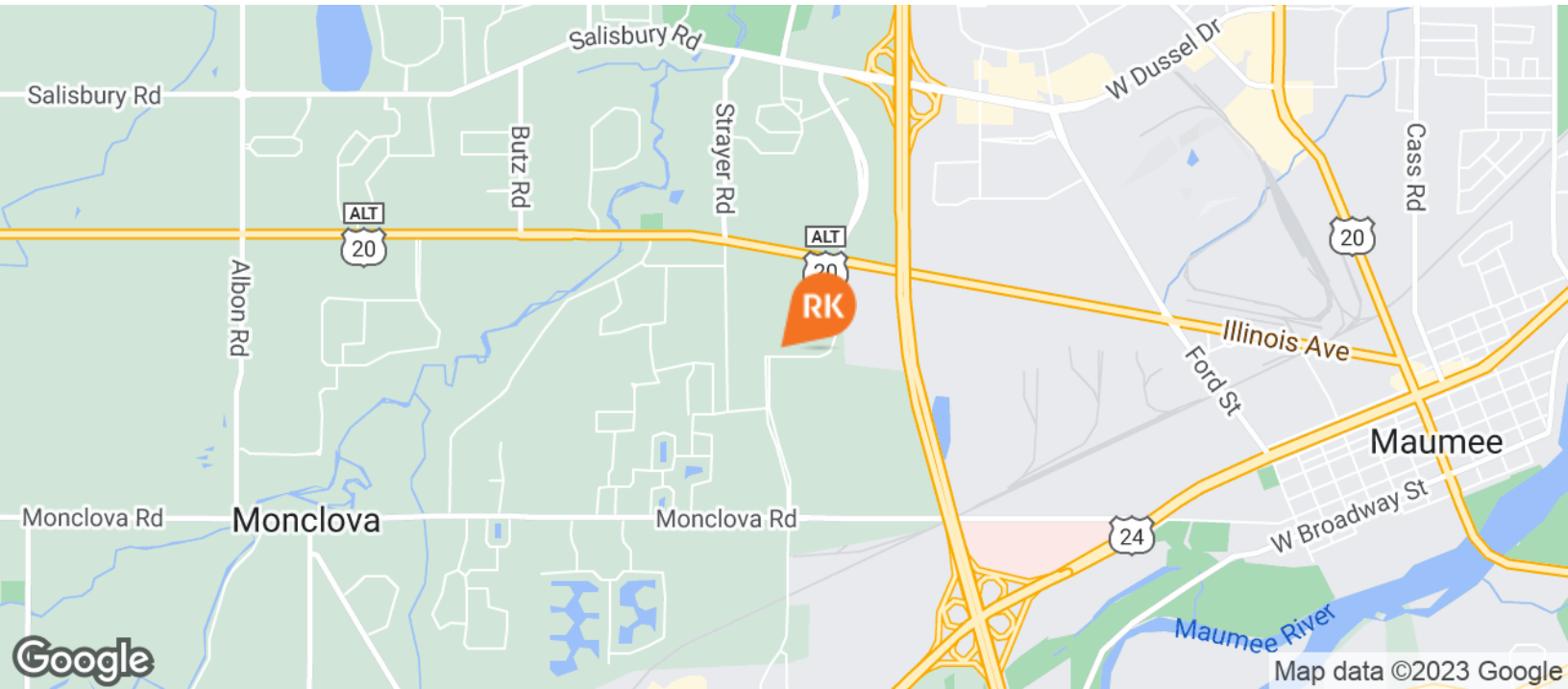
419.794.3975

evanwinkle@rkcommercial.com

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

# 4062 TECHNOLOGY DRIVE

Maumee, OH 43537



**Jason Westendorf**

419.794.3957

[jwestendorf@rkcommercial.com](mailto:jwestendorf@rkcommercial.com)

**Emma VanWinkle**

419.794.3975

[evanwinkle@rkcommercial.com](mailto:evanwinkle@rkcommercial.com)

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

# 4062 TECHNOLOGY DRIVE

Maumee, OH 43537



Map data ©2023 Google Imagery ©2023, CNES / Airbus, Maxar Technologies, State of Ohio / OSIP, USDA/FPAC/GEO



**Jason Westendorf**

419.794.3957

[jwestendorf@rkgcommercial.com](mailto:jwestendorf@rkgcommercial.com)



**Emma VanWinkle**

419.794.3975

[evanwinkle@rkgcommercial.com](mailto:evanwinkle@rkgcommercial.com)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.