

1355 ARROWHEAD CIRCLE
MAUMEE, OH 43537



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FULL-SERVICE COMMERCIAL REAL ESTATE

COMMERCIAL BUILDING FOR SALE
5,040 ± Square Feet Available



GENERAL INFORMATION

Price:	\$695,000
Building Size:	5,040 ± SF
Number of Stories:	1
Year Constructed:	Unfinished
Condition:	Unfinished
Lot Dimensions:	352' x 340'
Acreage:	2.6
Closest Cross Street:	Dussel & I-475
County:	Lucas
Zoning:	CM
Parking:	100 ± spaces – see attached
Curb Cuts:	1
Street:	2 lane



For more information, please contact:

KEN MARCINIAK, SIOR
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Concrete
Structural System:	Concrete & bar joist
Roof:	Membrane
Floors:	Unfinished
Floor Coverings:	None
Ceiling Height:	12 +
Basement:	No
Heating:	Gas – rooftop units
Air Conditioning:	Gas – rooftop units
Power:	TBD
Restrooms:	2
Security System:	TBD
Overhead Doors:	No
Sprinklers:	TBD
Signage:	Yes

Comments:

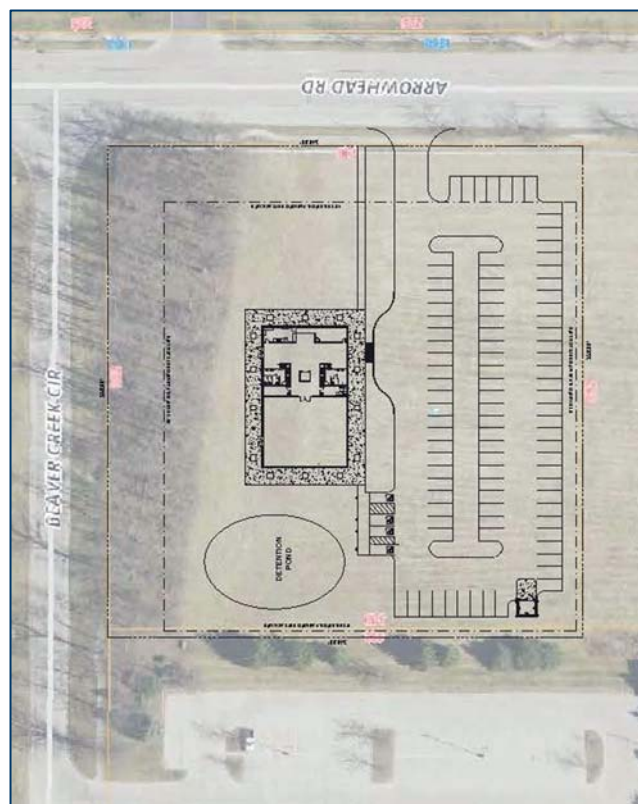
- Unfinished facility – photos are of the proposed finished facility. Photos are “as is” state of the building. The building renderings show what the building is projected to look like once completed. Finish as you want or as originally designed.
- No requirement to finish as designed. Names of the contractors involved in construction are available.
- Present Tax Valuation \$670,000.00.

BUILDING INFORMATION

Current Occupant:	Vacant – Unfinished
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	Not needed

2020 REAL ESTATE TAXES

TD:	35
Parcels:	00734
Assessor Number:	43310006
Total Annual Taxes:	\$16,724.26



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