

580 LONGBOW DRIVE  
MAUMEE, OH 43537

OFFICE BUILDING FOR SALE  
63,840 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

**DANA**



## GENERAL INFORMATION

Sale Price:	\$3,900,000
Space Available:	63,840 square feet
Building Size:	63,840 square feet (268'x202') Main level – 54,240 sf Lower level – 9,600 sf
Number of Stories:	One with lower level served by elevator
Year Constructed:	1999
Condition:	Excellent
Acreage:	10.5 acres
Closest Cross Street:	Between Arrowhead Road & Ford Street
County:	Lucas
Zoning:	CM – Commercial Industrial
Parking:	282 spaces
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

**BUILDING SPECIFICATIONS**

Exterior Walls:	Split-face decorative concrete masonry block
Structural System:	Column & steel joist
Roof:	Membrane
Floors:	Concrete
Floor Coverings:	Carpet & tile in excellent condition
Ceiling Height:	12'±
Basement:	Yes – 9,600 square feet
Heating:	Two boilers with gas unit heat
Air Conditioning:	Central with rooftop units Auxiliary cooling in data areas
Power:	3000a/277/480v/3-phase/4-wire
Restrooms:	Main level – four Lower level – two
Security System:	Yes – see remarks
Overhead Doors:	One receiving door
Sprinklers:	Yes – wet system Halon in data areas
Signage:	Tombstone

**BUILDING INFORMATION**

Current Occupant:	Dana
Occupancy Date:	Negotiable
Other Occupants:	None
Sign on Property:	No
Key Available:	No

**2021 REAL ESTATE TAXES**

Parcels:	35-00641, 35-00651, 36-41101, 36-41111
Assessor Number:	43302029, 28, 27, 26
Total Taxes:	\$230,454.39 (\$3.61 psf)
Land valuation:	\$2,500,000
Building valuation:	\$4,000,000
Total valuation:	\$6,500,000*

\*It should be noted that the asking price is significantly lower than the Lucas County Auditor's valuation.

**Comments:**

- 7,880 square foot raised floor data center on main level.
- A separate 1,470 square foot accessory building not included in square footage. Houses two 1,000KW backup generators.
- Lower level includes office area , fitness center, locker rooms, storage area and mechanical rooms. 1-inch insulating grey tinted low E-glass set in aluminum fixed frame.
- Designed by Normand Associates
- Battery backup power: Two backup power UPS that are included with the building and they are MGE (APC model Galaxy EPS-6000). Each UPS has the nominal capacity of 115KW and they are used to support the load of the data center for 2 minutes while the power generators energize in the event of a power outage.
- The racks in the range floor are connected to the UPS's using the main floor PDU's of which there are five MGE with a nominal capacity of 60KW each.
- The availability of furnishings and equipment in images is negotiable and not necessarily included in the price of the real estate and subject to change at the discretion of the Seller.

For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 580 Longbow Drive, Maumee, OH 43537

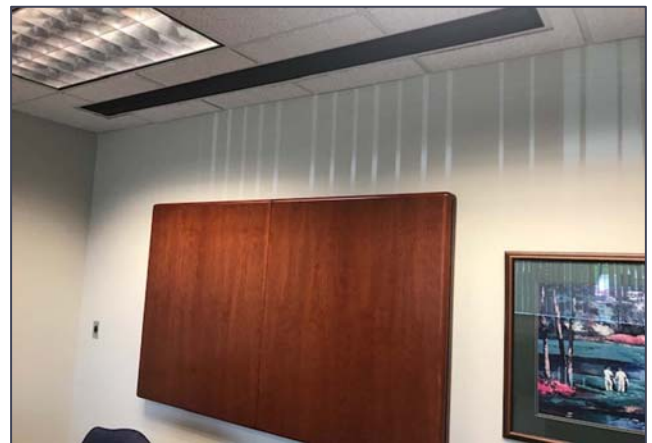
## Office Building For Sale

63,840  
Square Feet  
AVAILABLE

### Main level office space



Knoll workstations



Presentation room with drop screen & presentation board



Lunchroom



Lunchroom



Typical Executive office



Perimeter windows

For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com



Main level



Conference room



Conference room



Work room



Main corridor



Kitchen



Kitchen

For more information, please contact:  
**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

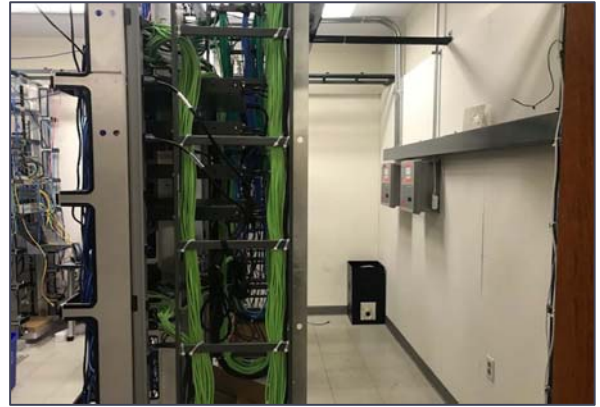
**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

### Main level Data Center

The Data Center has all the characteristics of a Tier 3 Data Center. But since it has a single point of failure in the switch gear, it has been rated Tier 2. There is a total of 101 racks of which 82 are servers and 19 are in the network area. The data center is designed for cold containers where each container can host 20 racks. There are currently 6 cold containers and capacity to install 3 more cold containers. There are 12 A/C units in the raised floor area and each one has a redundant compressor. The units work in rotation since there is no need to have all working at the same time. The Data Center has fiber from Buckeye and has the potential to have fiber from ATT and Sprint.



Data room



Data room



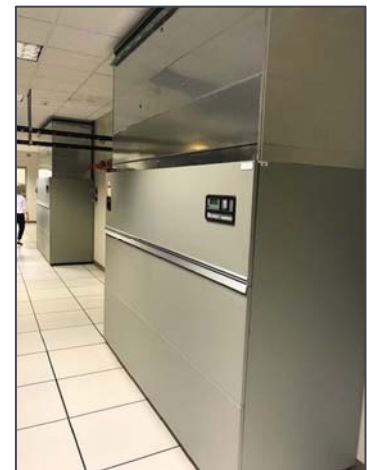
Data room



Data room



Data center fire protection



Multiple Liebert units Model DX20 with nominal capacity of 20 tons.

For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com



# 580 Longbow Drive, Maumee, OH 43537

## Office Building For Sale

63,840  
Square Feet  
AVAILABLE



Main level Warehouse



Main level 10' warehouse door  
for deliveries



Lower level basement storage



Lower level locker room with showers



Lower level fitness room

For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

Generator Accessory Building  
Two 1,000KW diesel Onan backup generators  
Also contains an additional pad area for a third generator  
Above ground 6,000 gallon diesel fuel storage tank visually shielded with wall



Generator building



1 of 2 Onan generators



Generator control



Fuel tank protective wall



Fuel tank



Transformer

For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com



# 580 Longbow Drive, Maumee, OH 43537

## Office Building For Sale

63,840  
Square Feet  
AVAILABLE

### Exterior Entry points in the front and rear



Front Entrance



Rear entrance



Eastern exposure



Western exposure



Front visitor parking



Rear parking lot

For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com









# 580 Longbow Drive, Maumee, OH 43537

Office Building For Sale

63,840  
Square Feet  
AVAILABLE



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.