

6630 MAUMEE WESTERN ROAD
MAUMEE, OHIO 43537

INDUSTRIAL BUILDING FOR SALE OR LEASE
21,188 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

SKEYE WHOLESALE

Building 1



GENERAL INFORMATION

Sale Price:	\$1,500,000
Lease Rate:	\$8,000/month NNN
Available Space:	Approx. 21,188 SF (currently occupied by owner)
Building Size:	33,888 – all buildings
Number of Stories:	One
Year Constructed:	1985 and 1986
Condition:	Good
Acreage:	6.877 acres
Land Dimensions:	Irregular
Closest Cross Street:	Briarfield Blvd
County:	Lucas
Zoning:	M-1
Parking:	Approx. 40 spaces + additional acreage
Curb Cuts:	One
Street:	2 lane, 2 way

Building 2



Self Storage



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:	Metal
Structural System:	Metal
Roof:	Metal
Floors/Coverings:	Concrete – 4”-6” thick
Ceiling Height:	9’ – 20’
Basement:	No
Heating:	Building 1 – Gas forced air units Building 2 – radiant tube
Air Conditioning:	Central – office only
Power:	400a/480v/3-phase
Security System:	Yes
Restrooms:	4
Overhead Door:	Two – 8’x8’ One – 12’x12’ One – 14’x14’ One – 12’x14’
Truck Well/Dock:	1 with leveler, automatic. In Building 2
Sprinklers:	No
Signage:	Monument (2 currently on site)
Rail:	No
Cranes:	No
Floor Drains:	No

2020 REAL ESTATE TAXES

TD:	38
Parcel:	27493
Assessor Number:	23007043
Total Taxes:	\$27,826.96

BUILDING INFORMATION

Current Occupant:	Skeye Wholesale
Occupancy Date:	Negotiable
Sign on Property:	Yes
Key Available:	No – shown by appointment

LEASE DETAILS

Term:	3 years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	None

Tenant Responsibilities: Taxes, insurance and CAM

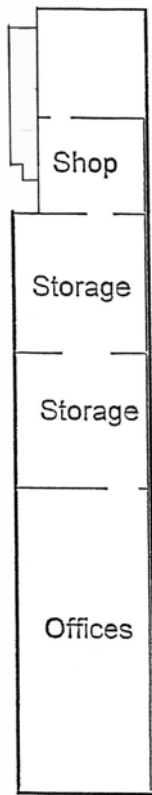


For more information, please contact:

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

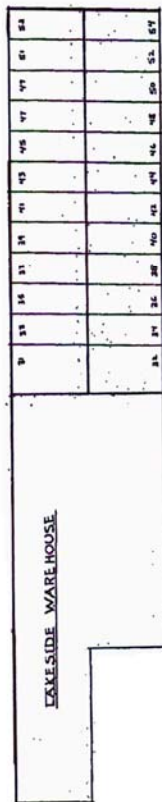
SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

Building 1

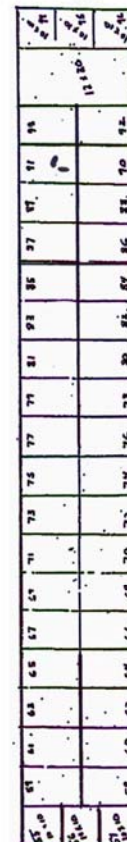


52.0'

Building 2



Building 3



STORAGE UNITS

# of Units	Unit Size
2	15'x25'
22	10'x25'
5	10'x30'
26	10'x15'
6	10'x10'
1	12'x30'

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



Comments:

- Great user/reinvestment opportunity in Monclova Twp. JEDZ – 1.5% payroll tax.
- Self storage produces revenue in the range of \$50,000/year.
- Office and shop space of 21,188 square feet.
- 64 self storage units. 10 outside storage agreements. See size chart.
- Seller occupies 4 self storage units for the business.
- Building 1, presently occupied by Skeye Wholesale, can be converted back to self storage.
- Building 2 recently insulated and radiant tube heat added. Ventilator fan.
- Additional land for expansion/development.
- Seller/Landlord intends to relocate. Lease/sale subject to their relocation.

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

6630 Maumee Western Road, Maumee, OH 43537

Industrial Building For Sale or Lease

21,188
Square Feet
AVAILABLE



Outside storage



Self storage



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.



Building 1



Building 1



Building 1



Building 1



Building 1



Building 2

For more information, please contact:

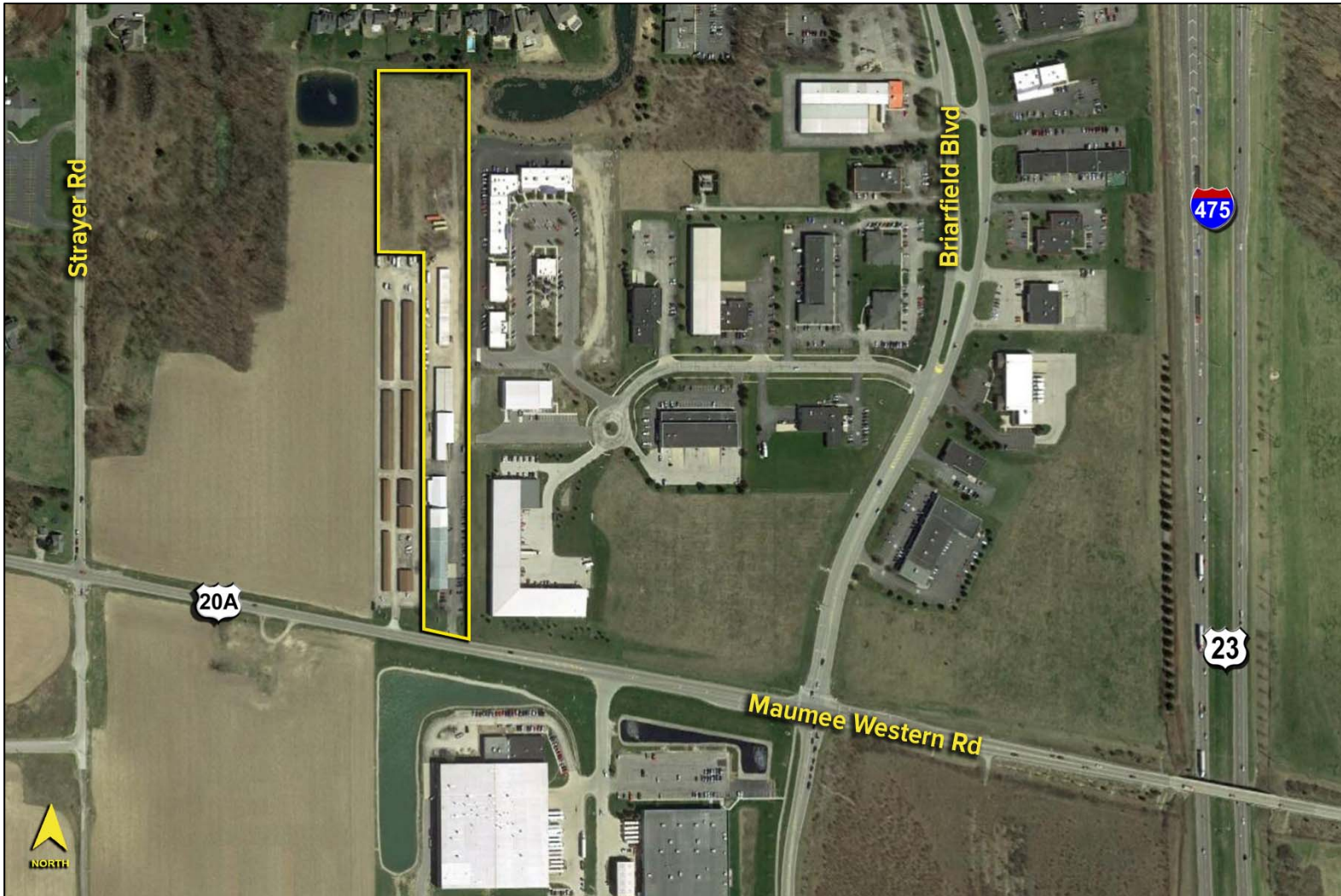
ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

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

6630 Maume Western Road, Maume, OH 43537

Industrial Building For Sale or Lease

21,188
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.