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# For Lease

General Information		Pricing	
<b>Type of Building:</b>	Warehouse	<b>Lease Rate:</b>	\$6,000.00 per month
<b>Location:</b>	460 W. Dussel Drive		Gross
<b>City/State/Zip:</b>	Maumee, OH 43537	<b>Availability:</b>	Immediately
<b>County:</b>	Lucas	<b>Contact:</b>	George Lathrop
<b>Closest Intersection:</b>	West Dussel Dr. and Ford St.		419.893.0334
<b>Interstate Access:</b>	US 23 – I-475		george@tomahawkco.com

<b>Building SF:</b>	9,600 sf
<b>Space Available:</b>	9,600 sf
<b>Minimum Divisible:</b>	9,600 sf
<b>Lot Size:</b>	5.05 acres
<b>Parking:</b>	85 plus room to add more in rear
<b>Zoning:</b>	M-1
<b>Building Type:</b>	Warehouse
<b>Previous Use:</b>	Warehouse for The Lathrop Co.
<b>Remarks:</b>	<ul style="list-style-type: none"> <li>• Clean well-maintained warehouse</li> <li>• Seven (7) overhead doors with a drive thru bay 4@12x14, 2@10x10, 1@10x12</li> <li>• Several mezzanines for extra storage</li> <li>• Easy access to all highways</li> <li>• Secure outside storage available</li> </ul>



Building Details		
<b>Year Built:</b>	1980	<b>Roof:</b> Metal
<b>Type Construction:</b>	Pre-engineered Metal Bldg	<b>Floor:</b> Concrete
<b>Heat:</b>	Gas/Hot Water	<b>Public Trans:</b> TARTA, Bus
<b>Air Conditioning:</b>	N/A	<b>No. of Floors:</b> Two story
<b>Overhead Door(s):</b>	Yes	<b>Sprinkler System:</b> No
		<b>Truck Wells:</b> No

2023 Estimated Expenses		Utilities	
<b>RE Tax &amp; Ass't:</b>	N/A	<b>Water:</b>	City of Maumee
<b>Insurance:</b>	N/A	<b>Sanitary Sewer:</b>	City of Maumee
<b>CAM:</b>	N/A	<b>Storm Sewer:</b>	City of Maumee
<b>Total Expenses:</b>	N/A	<b>Gas:</b>	Columbia Gas
		<b>Electric:</b>	First Energy Toledo Edison

The information herein is provided as submitted by the owner of the property and from other reliable sources. Tomahawk Development Company makes no guarantee of its accuracy.



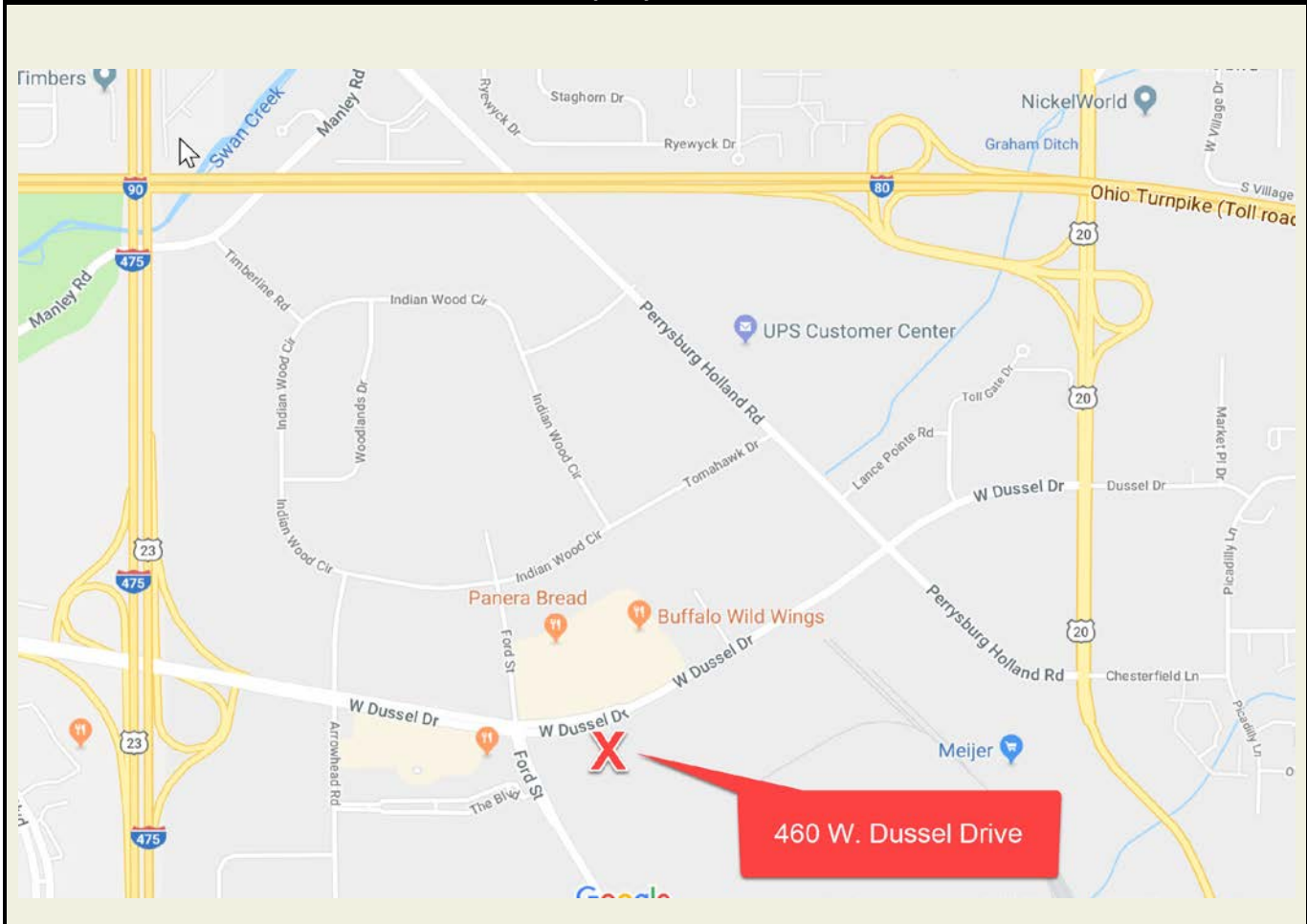
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# 460 W. Dussel Drive

## Lease Specifications

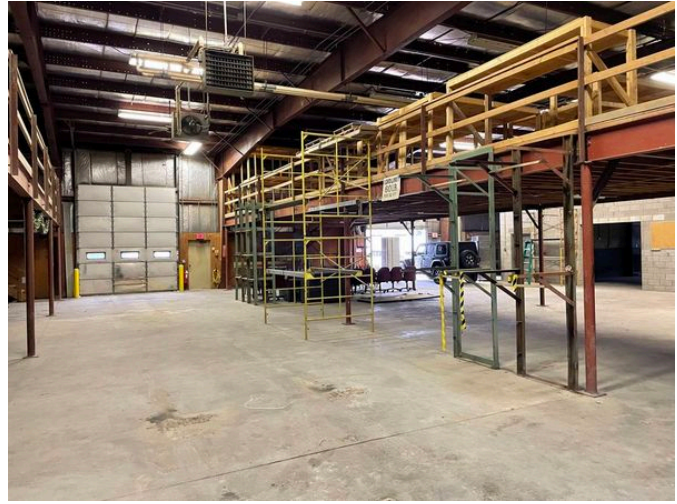
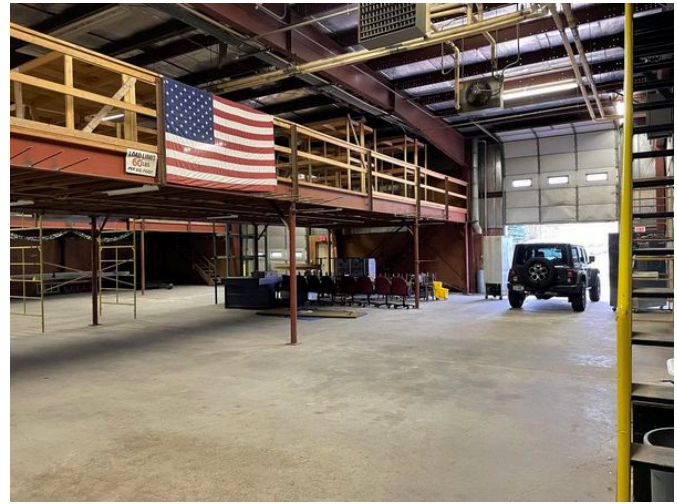
<b>Gas:</b>	By landlord*	<b>Insurance:</b>	Content and Liability by tenant
<b>Electricity:</b>	By landlord*	<b>Lease Term:</b>	5 year minimum
<b>Water:</b>	By landlord*	<b>Improvements:</b>	N/A
<b>Real Estate Taxes:</b>	By landlord*		
<b>Janitorial</b>	By Tenant		

## Property Location



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## Interior Views



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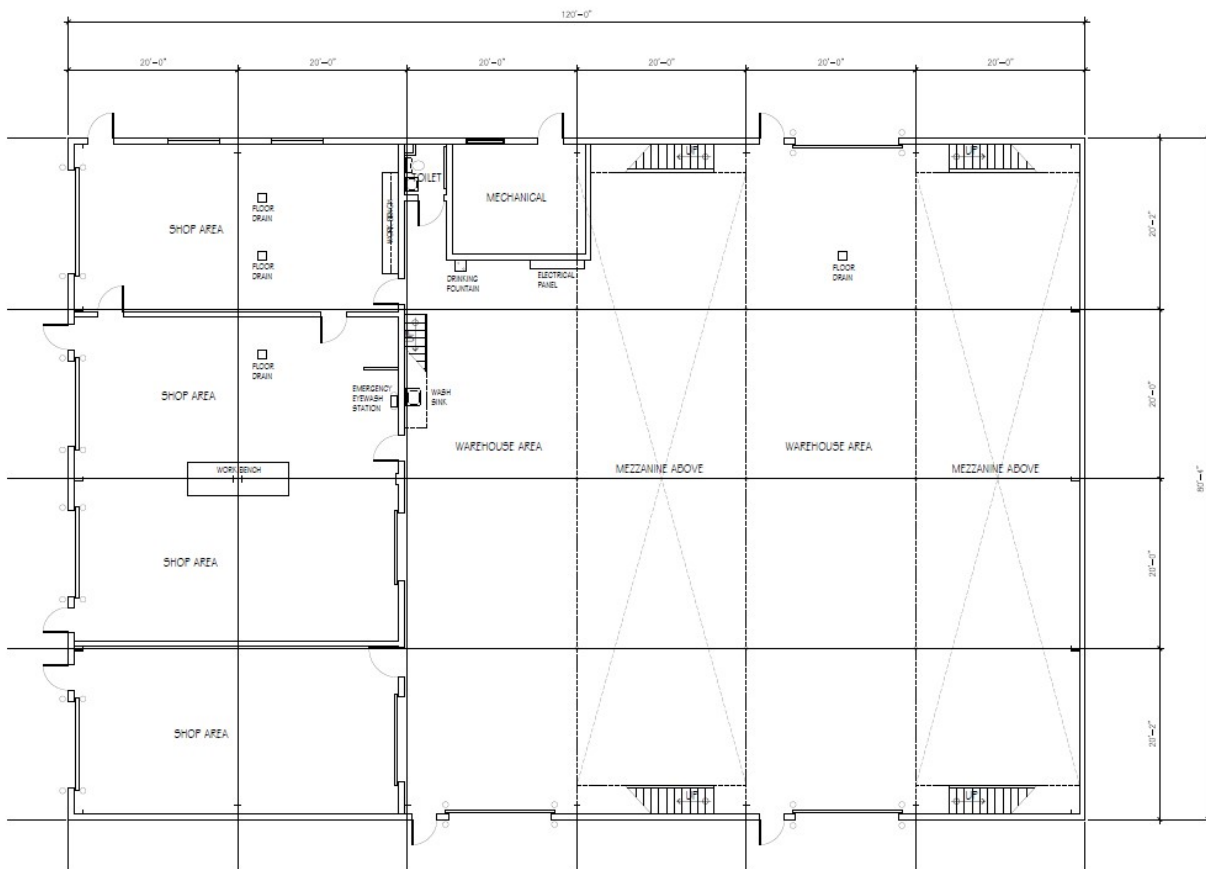




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## Floor Plan



FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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