

For Lease

General Information		Pricing	
Building Name:	Arrocorp III	Lease Rate:	\$8.00 per SF (Suites G, H)
Location:	1724 Indian Wood Circle, Suites G, H		Net/Net/Net
City/State/Zip:	Maumee, OH 43537	Availability:	Suites G, H: Immediate
County:	Lucas	Contact:	George Lathrop - 419.893.0334
Closest Intersection:	Hickory Point		
Interstate Access:	US-23/I-475 and I-80/90		

Building SF:	45,200
Space Available:	4,635 sf (Suite G) 11,120 sf (Suite H)
Lot Size:	2.91 acres
Parking:	123
Zoning:	CM
Building Type:	Flex
Previous Use:	Offices of Bridge Benefits
Remarks:	Offices of ITW DeVilbiss
	<ul style="list-style-type: none"> • Excellent setting, broad expanse of windows across front of Building • Space can easily be split into smaller areas • Warehouse area in rear of space • Excellent location on the north side of Arrowhead Park with easy access to the interstate systems. • Prime Indian Wood Circle frontage



Building Details			
Year Built:	1991	Roof:	Standing seam aluminum
Type Construction:	Pre-engineered steel frames, masonry metal stud exterior walls	Floor:	Concrete
Heat:	Gas roof top	Public Trans:	TARTA, Bus #43
Air Conditioning:	Electric roof top	No. of Floors:	Single Story
Overhead Door(s):	Yes	Sprinkler System:	Yes
		Truck Wells:	No

2010 Actual Expenses		Utilities	
RE Tax & Ass't:	\$ 1.74	Water:	City of Maumee
Insurance:	\$ 0.16	Sanitary Sewer:	City of Maumee
CAM:	<u>\$ 1.17</u>	Storm Sewer:	City of Maumee
Total Expenses:	\$ 3.07	Gas:	Columbia Gas
		Electric:	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.



www.tomahawkco.com

Arrocorp III 1724 Indian Wood Circle

Lease Specifications

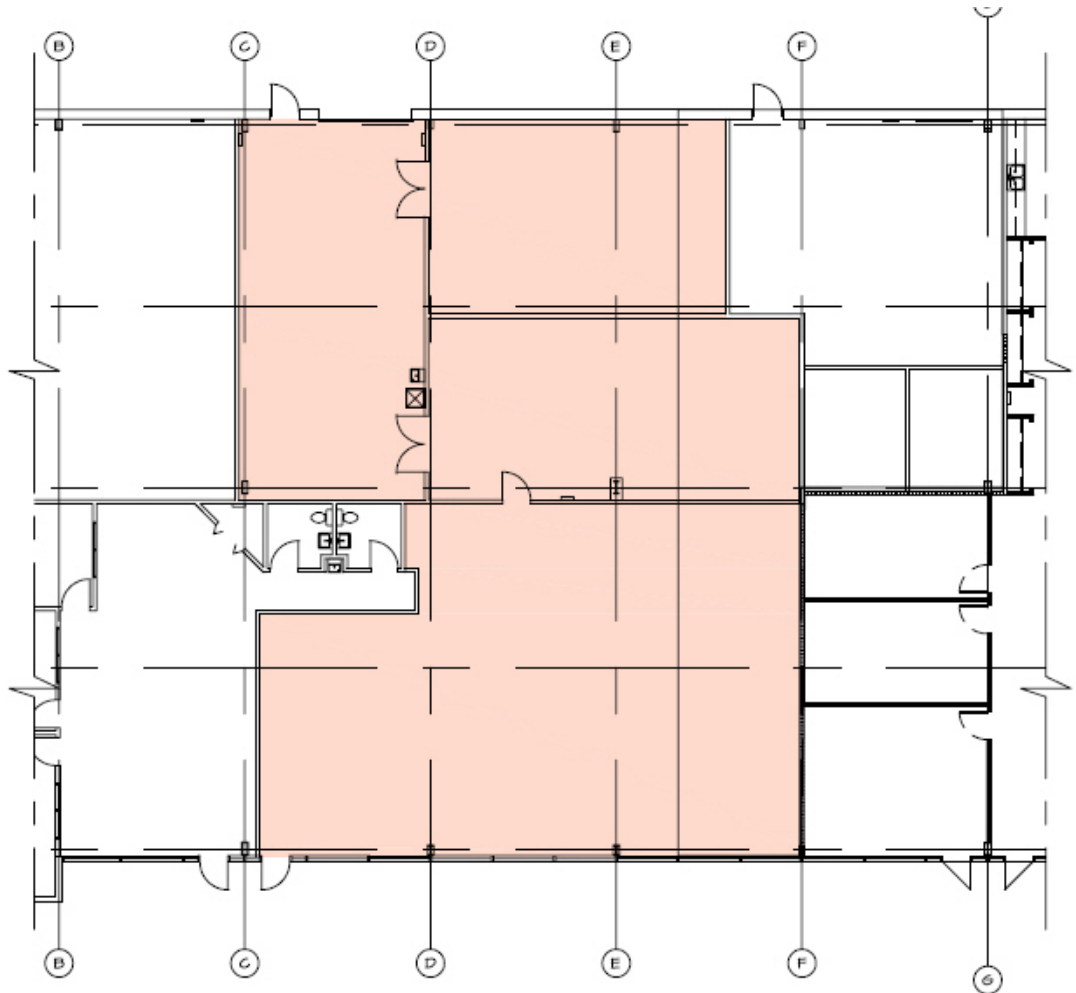
Gas:	By Tenant	Insurance:	Content and liability by Tenant
Electricity:	By Tenant	Lease Term:	Negotiable
Water:	In CAM charges	Improvements:	Negotiable
Real Estate Taxes:	Prorata share by Tenant		
Janitorial	By Tenant		

Property Location



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Property Floor Plan- Suite G – 4,635 SF



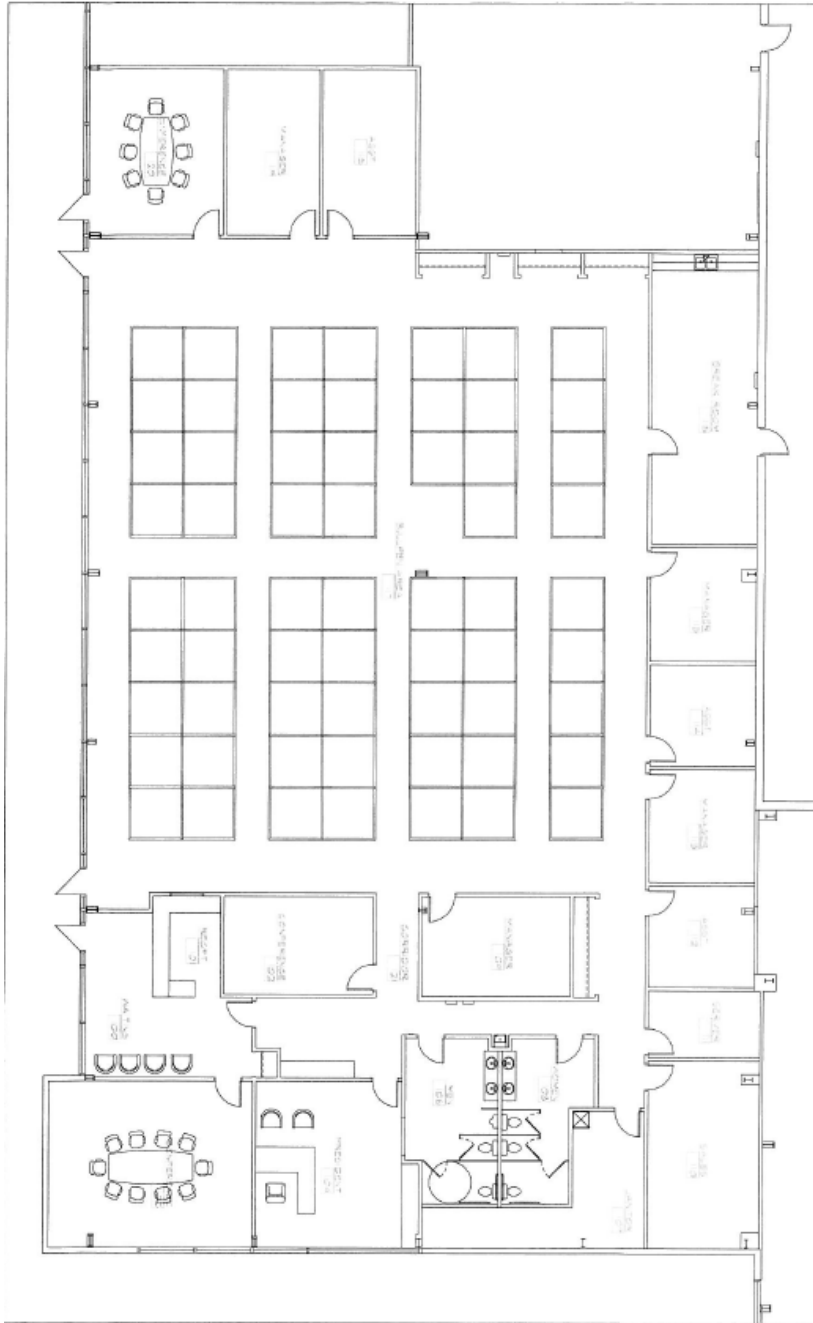
4,635 SQ. FT.

ARROCORP III

SCALE: 1" = 20'-0"

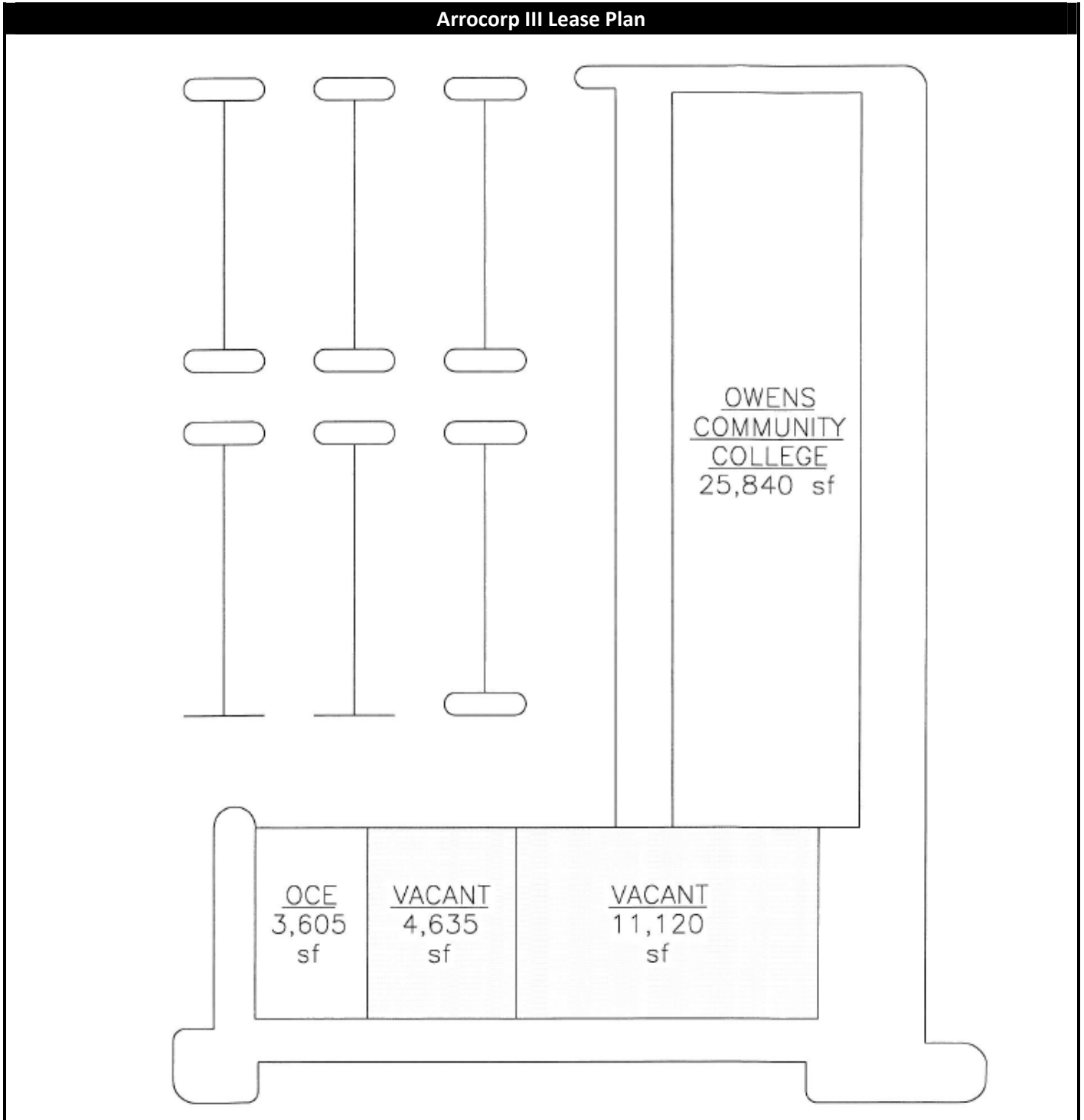
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Property Floor Plan- Suite H – 11,120 SF



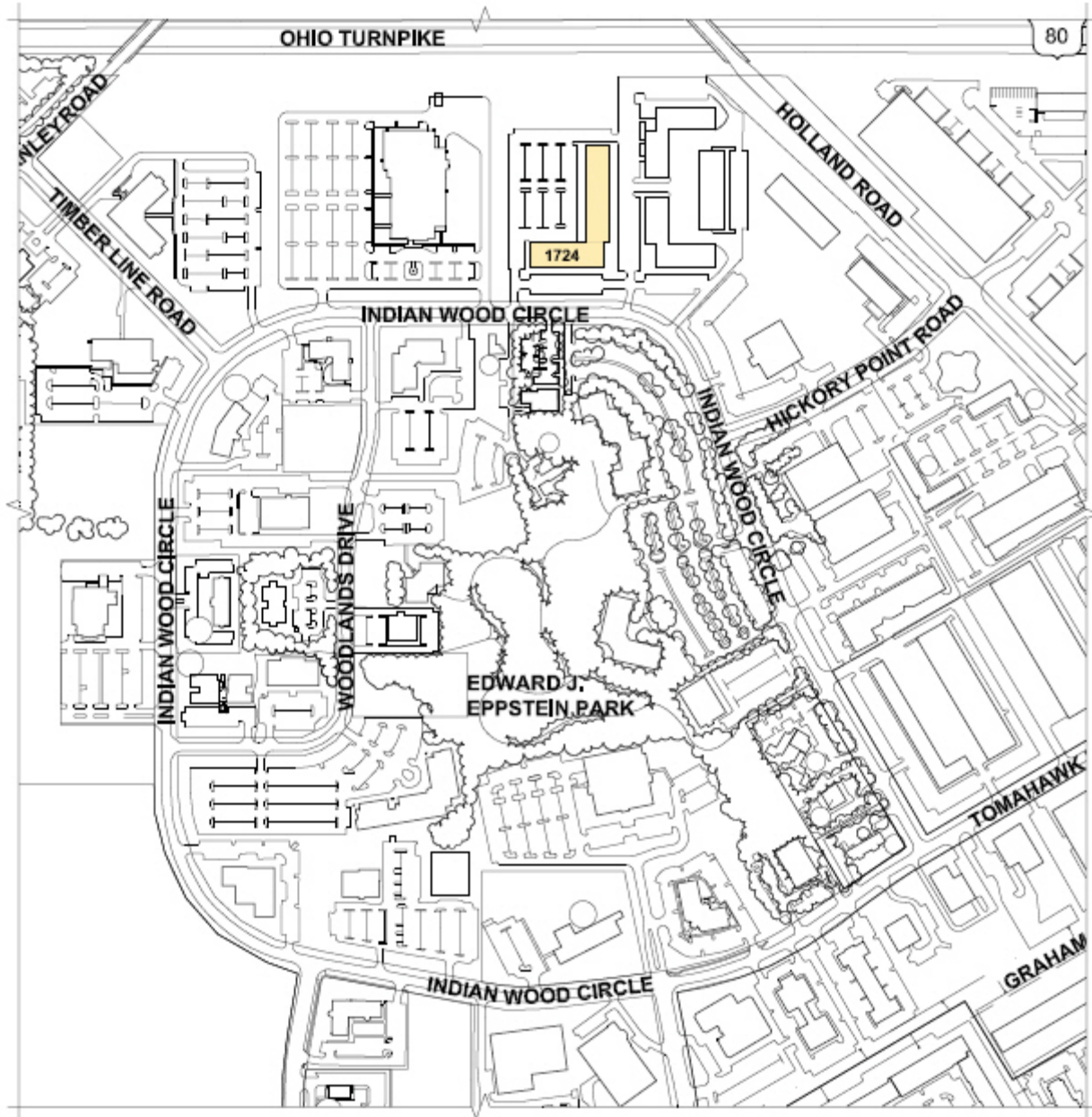
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Arrocorp III Lease Plan



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Arrocorp III Site Plan



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