

For Lease

General Information		Pricing	
Building Name:	Arrocorp IV	Lease Rate:	\$8.00 per SF
Location:	1718 Indian Wood Circle		Net/Net/Net
City/State/Zip:	Maumee, OH 43537	Availability:	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:	22,640 sf
Space Available:	3,280 sf (Suite C)
Lot Size:	1.278 acres
Parking:	61
Zoning:	CM
Building Type:	Flex
Previous Use:	Offices of Sprint/Nextel
Remarks:	<ul style="list-style-type: none"> • Excellent setting, broad expanse of windows across front of Building • Prime Indian Wood Circle space • Located on the north side of Arrowhead Park with easy access to the interstate systems.



Building Details			
Year Built:	1993	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):	No, but could be installed	Sprinkler System:	No
		Truck Wells:	No

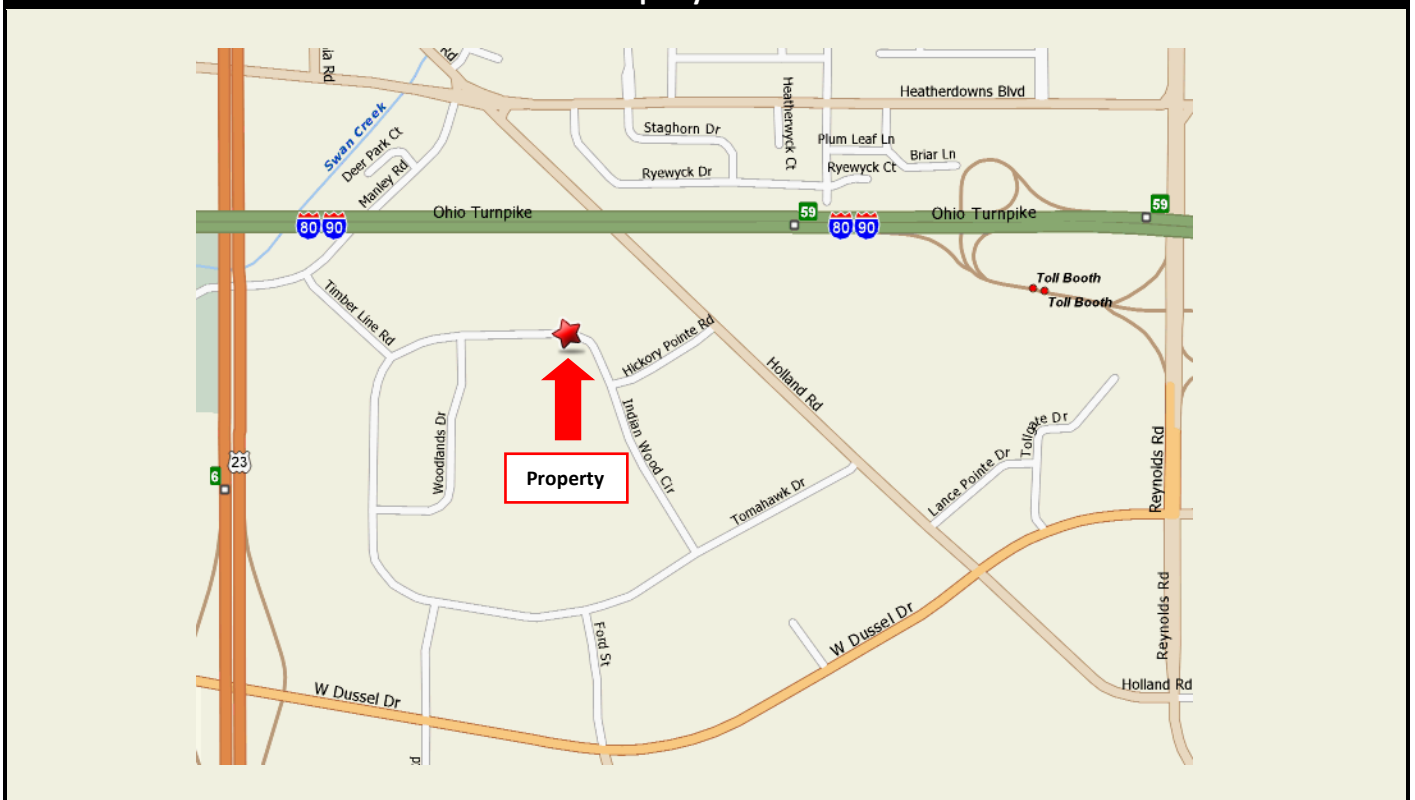
2020 Actual Expenses		Utilities	
RE Tax & Ass't:	\$ 2.31	Water:	City of Maumee
Insurance:	\$ 0.14	Sanitary Sewer:	City of Maumee
CAM:	<u>\$ 1.14</u>	Storm Sewer:	City of Maumee
Total Expenses:	\$ 3.59	Gas:	Columbia Gas
		Electric:	Toledo Edison

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.

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



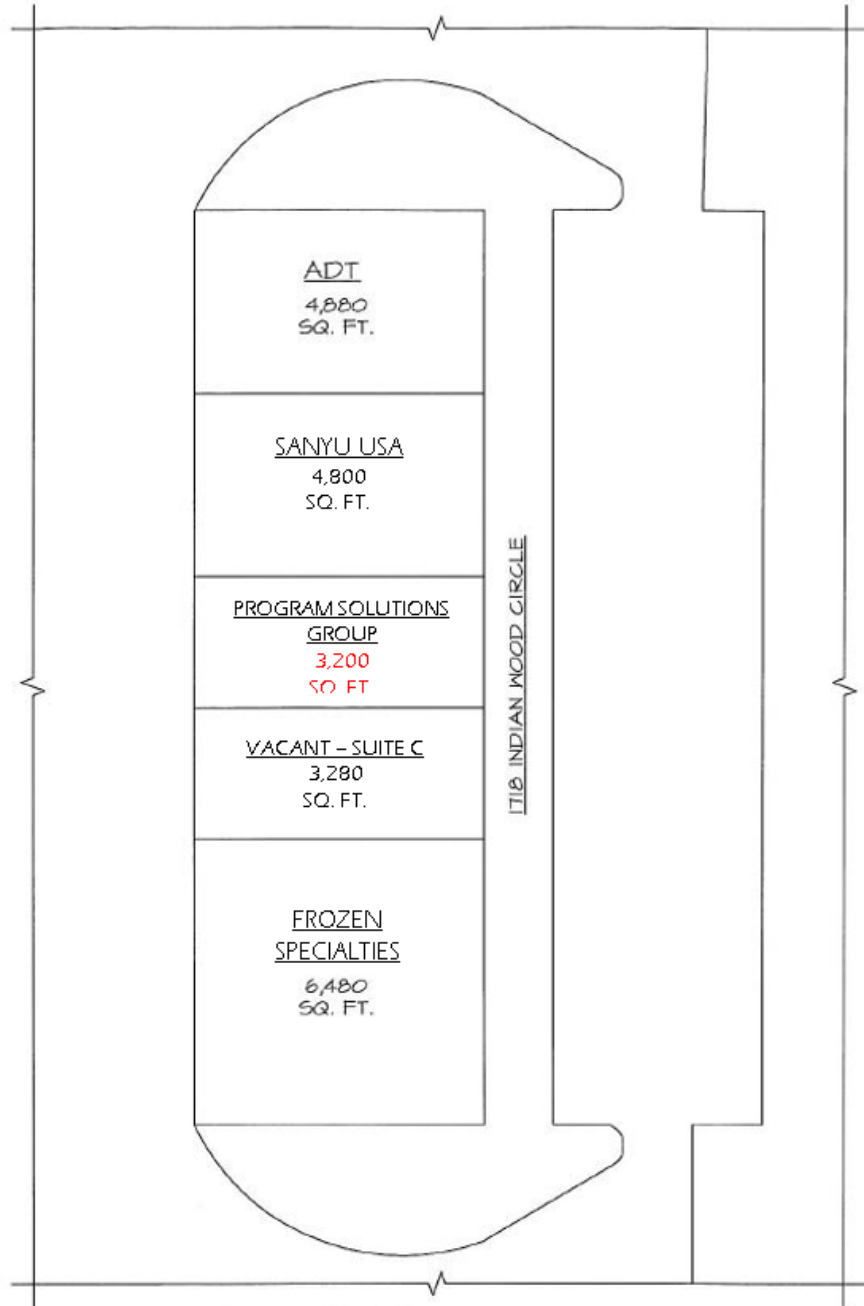
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Floor Plan- Suite C – 3,280 SF



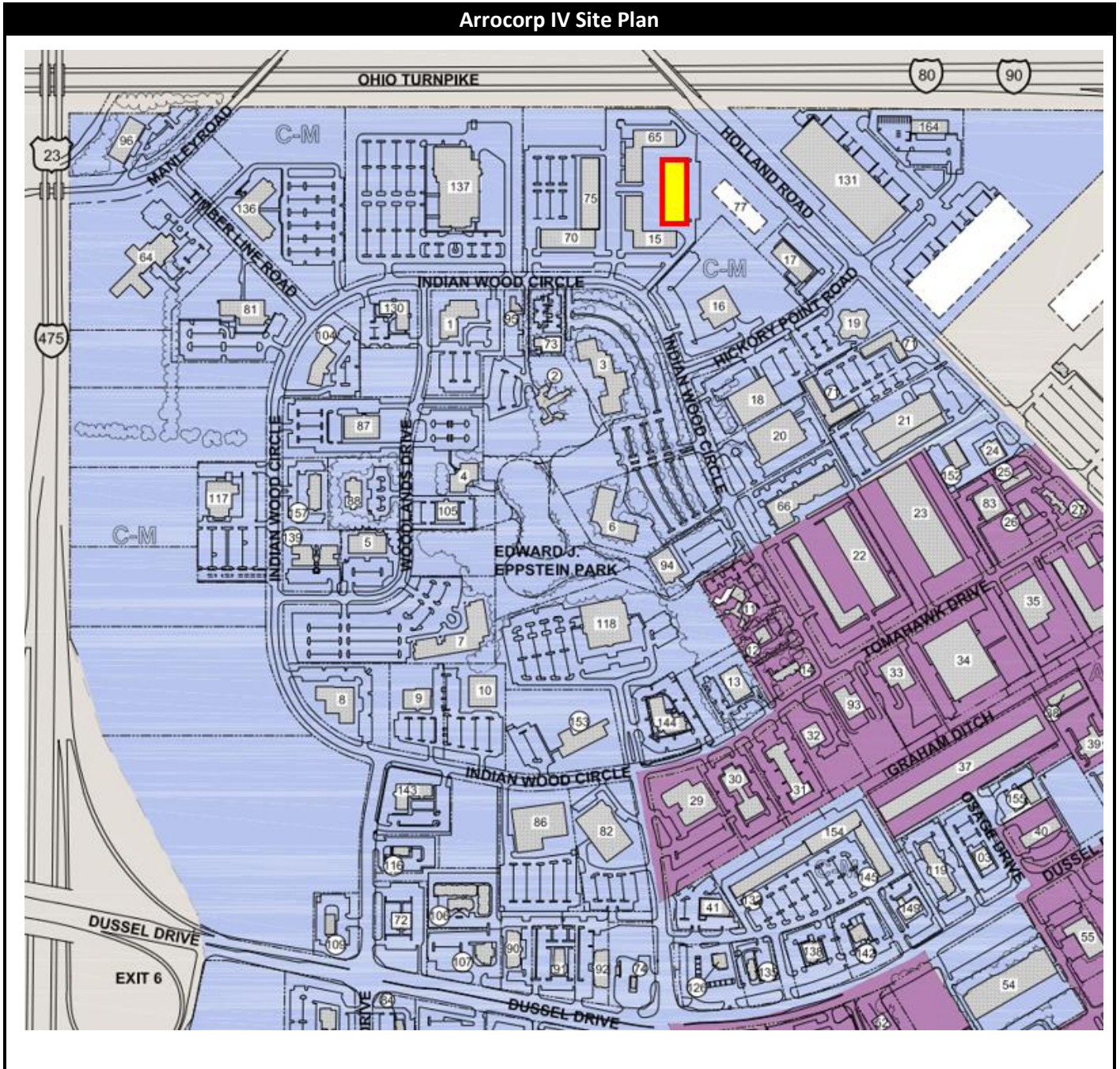
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Arrocorp IV Lease Plan



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Arrocorp IV Site Plan



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