

General Information		Pricing	
Building Name:	Arrowhead Shops	Lease Rate:	\$16.00 per square foot
Location:	300 - 342 W. Dussel Drive		Net/Net/Net
City/State/Zip:	Maumee, OH 43537	Availability:	Call for details
County:	Lucas		
Closest Intersection:	Dussel Drive/Holland Road	Contact:	George Lathrop
Interstate Access:	US 23 – I 475 and I 80/90		419.893.0334

Building SF:	33,211 sf
Space Available:	336 W. Dussel – 1,800 sf
Lot Size:	4.15 acres
Parking:	180
Zoning:	CM
Building Type:	Retail businesses
Remarks:	<ul style="list-style-type: none"> • Suite located in busy retail strip center • Prime Dussel Drive frontage with easy access to the interstate systems



Building Details			
Year Built:	1986	Roof:	Non-combustible membrane roof
Type Construction:	Masonry, with steel bar joist roof framing	Floor:	Concrete
Heat:	Gas rooftop	Public Trans:	TARTA Bus
Air Conditioning:	Electric rooftop	No. of Floors:	One (1)
Overhead Door(s):	No	Sprinkler System:	No
		Truck Wells:	No

2022 Actual Expenses		Utilities	
RE Tax & Ass't:	\$2.70	Water:	City of Maumee
Insurance:	\$0.20	Sanitary Sewer:	City of Maumee
CAM:	<u>\$3.40</u>	Storm Sewer:	City of Maumee
Total Expenses:	\$6.30	Gas:	Columbia Gas of Ohio
		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.



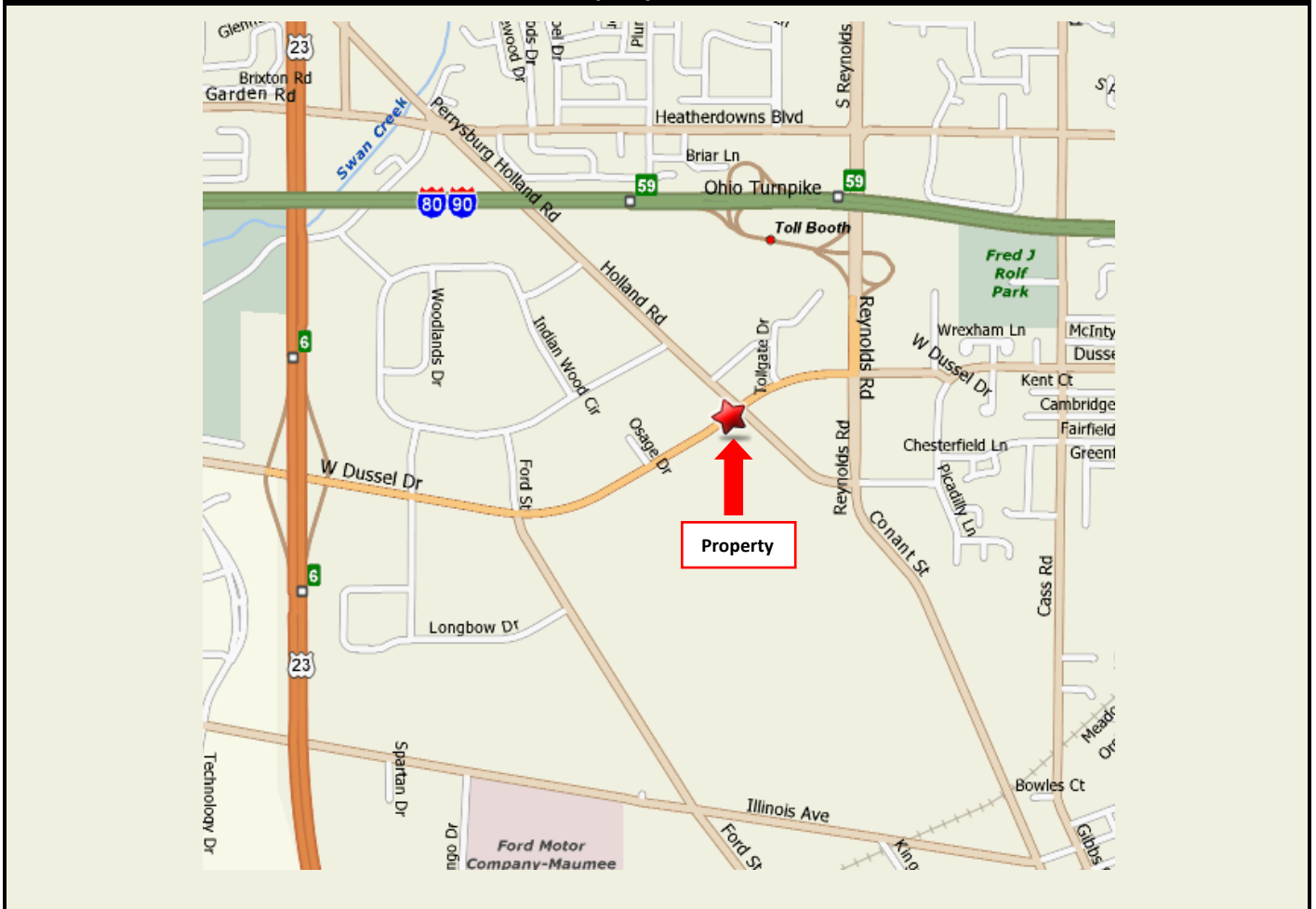
www.tomahawkco.com

Arrowhead Shops 300 - 342 W. Dussel Drive

Lease Specifications

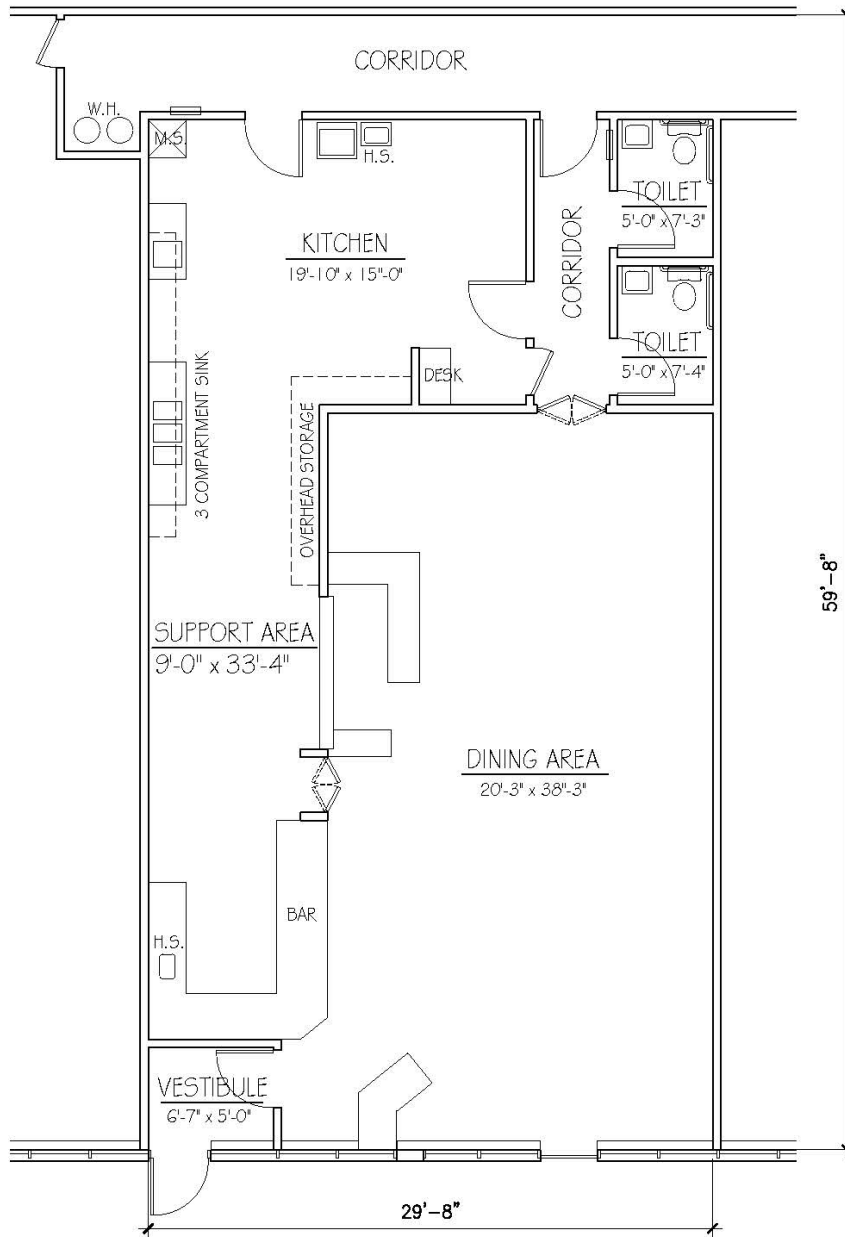
Gas:	By tenant	Insurance:	Content and liability by tenant
Electricity:	By tenant	Lease Term:	Negotiable
Water:	In CAM charges	Improvements:	Negotiable
Real Estate Taxes:	Pro rata share by rent		
Janitorial	By tenant		

Property Location



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336 W. Dussel Floor Plan – 1,800 sf



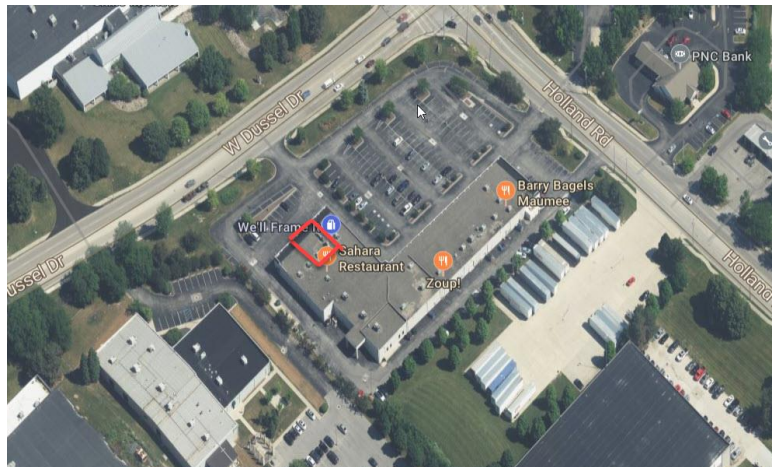
336 WEST DUSSEL

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



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Property Photos



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