

General Information		Pricing	
Building Name:	Arrowhead Shops	Lease Rate:	\$13.00 per square foot
Location:	312 - 326 W. Dussel Drive		Net/Net/Net
City/State/Zip:	Maumee, OH 43537	Availability:	Call for details
County:	Lucas	Contact:	Mark Rasmus
Closest Intersection:	Dussel Drive/Holland Road		419.893.0334 (office)
Interstate Access:	US 23 – I 475 and I 80/90		419.450.7676 (cell)

Building SF:	33,211 sf
Space Available:	312 W. Dussel – 1,300 sf
	316 W. Dussel – 3,120 sf
	320 W. Dussel – 1,975 sf
	326 W. Dussel – 2,500 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 • Mostly open floor plan, suitable for adding office space



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

2008 Actual Expenses		Utilities	
RE Tax & Ass't:	\$1.69	Water:	City of Maumee
Insurance:	\$0.10	Sanitary Sewer:	City of Maumee
CAM:	<u>\$2.40</u>	Storm Sewer:	City of Maumee
Total Expenses:	\$4.19	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.



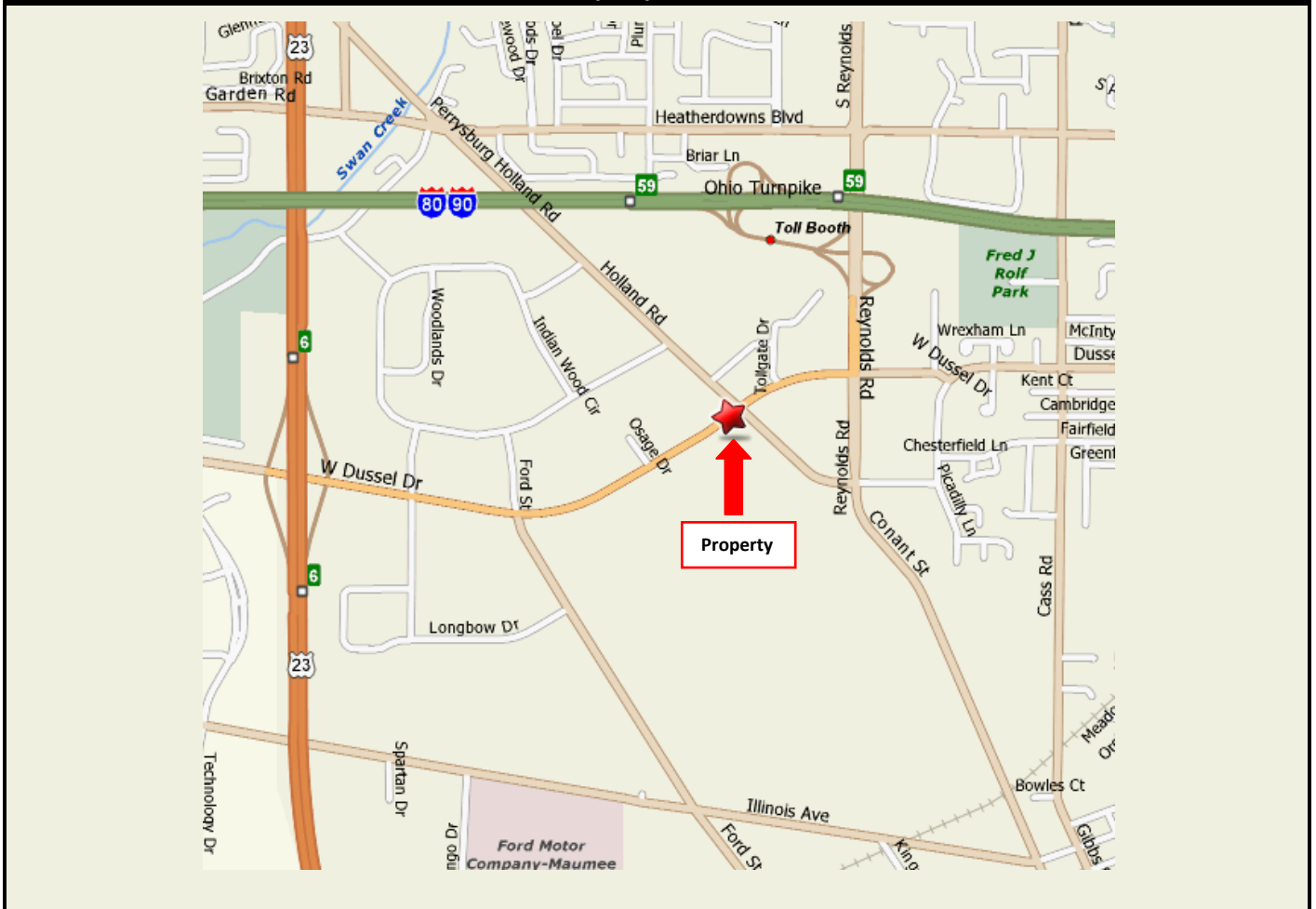
www.tomahawkco.com

Arrowhead Shops 312 - 326 W. Dussel Drive

Lease Specifications

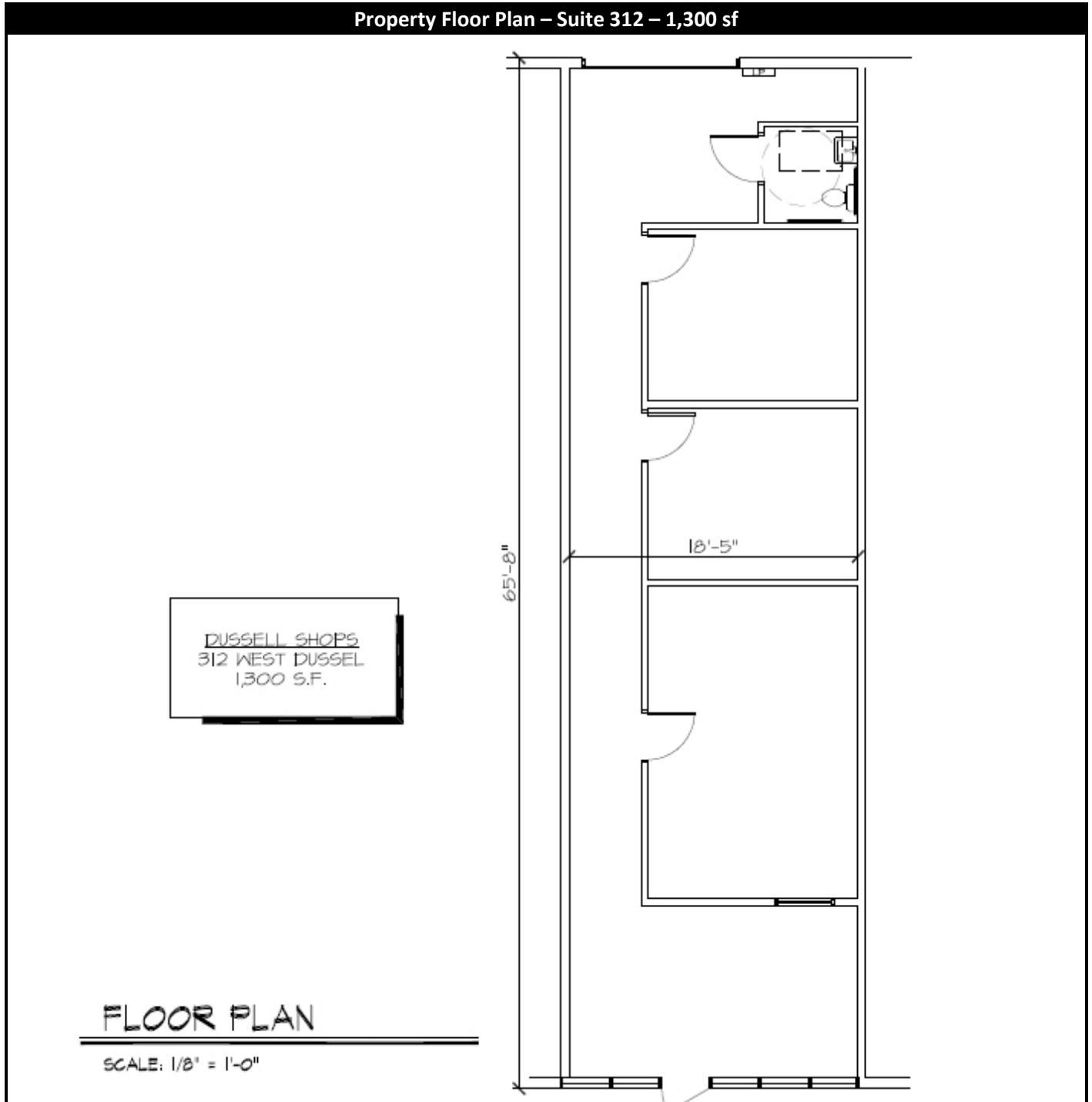
Gas:	By tenant	Insurance:	Content and liability by tenant
Electricity:	By tenant	Lease Term:	Negotiable
Water:	In CAM charges	Improvements:	Negotiable
Real Estate Taxes:	Pro rata share by rent		
Janitorial	By tenant		

Property Location



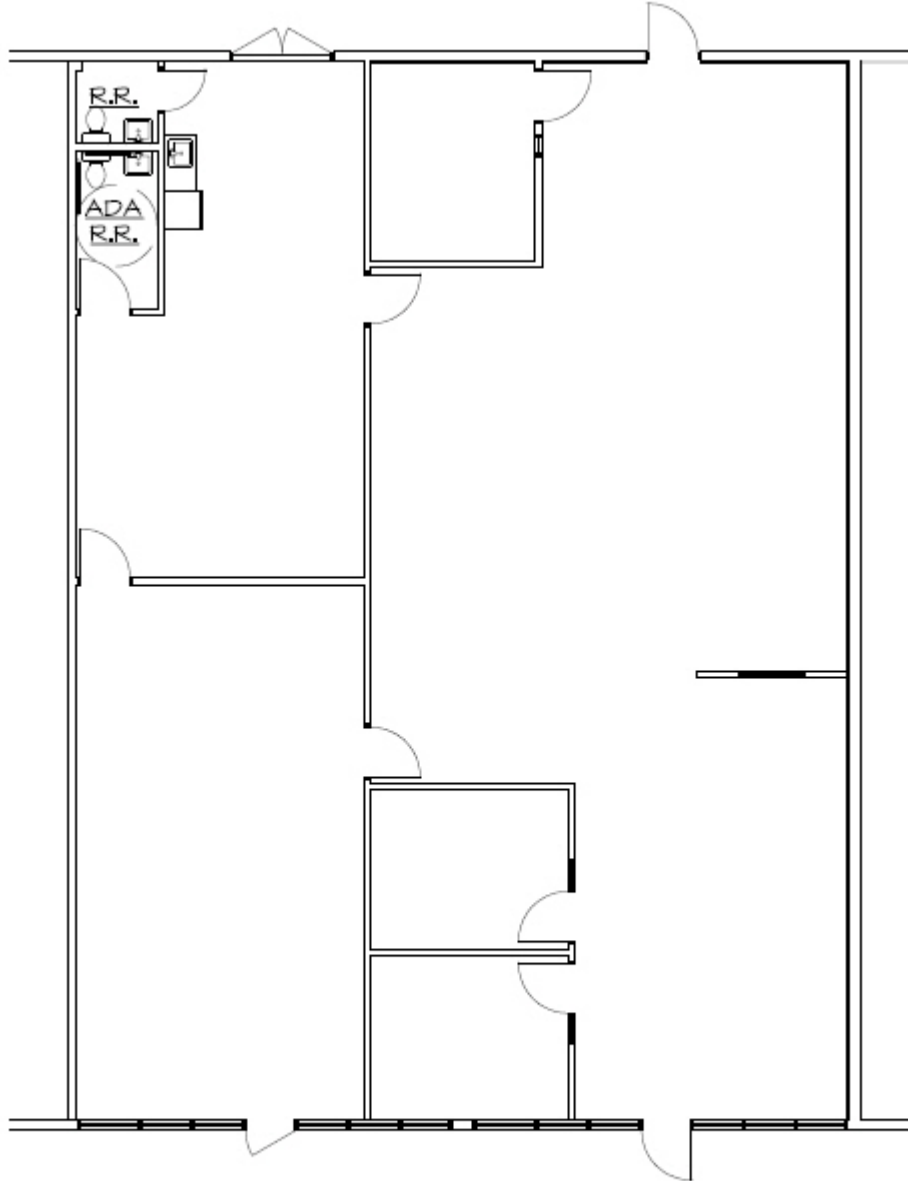
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Property Floor Plan – Suite 312 – 1,300 sf



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Floor Plan – Suite 316 – 3,120 sf



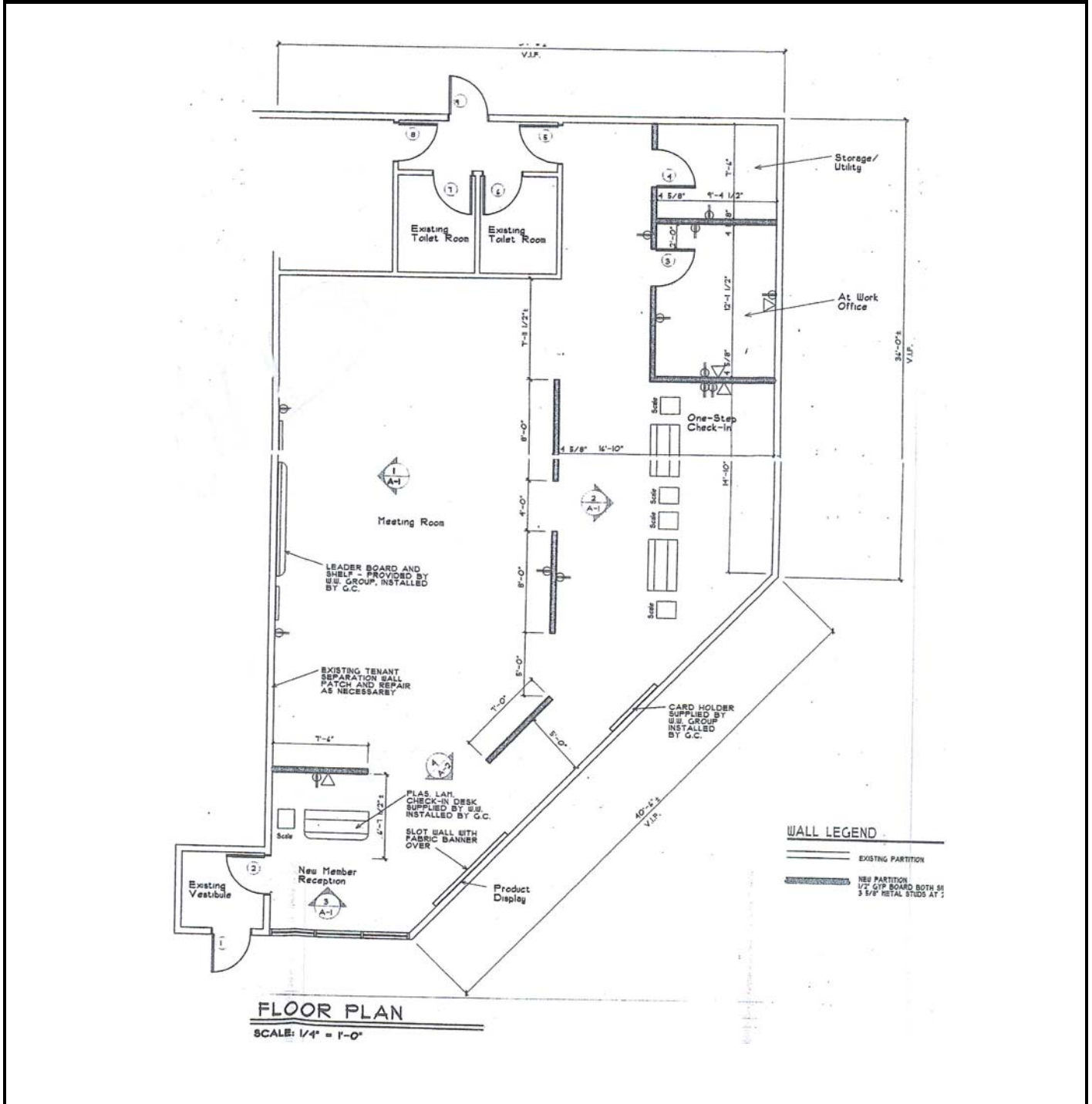
ARROWHEAD SHOPS
316 W. DUSSEL DRIVE

SCALE: 1" = 10'-0"



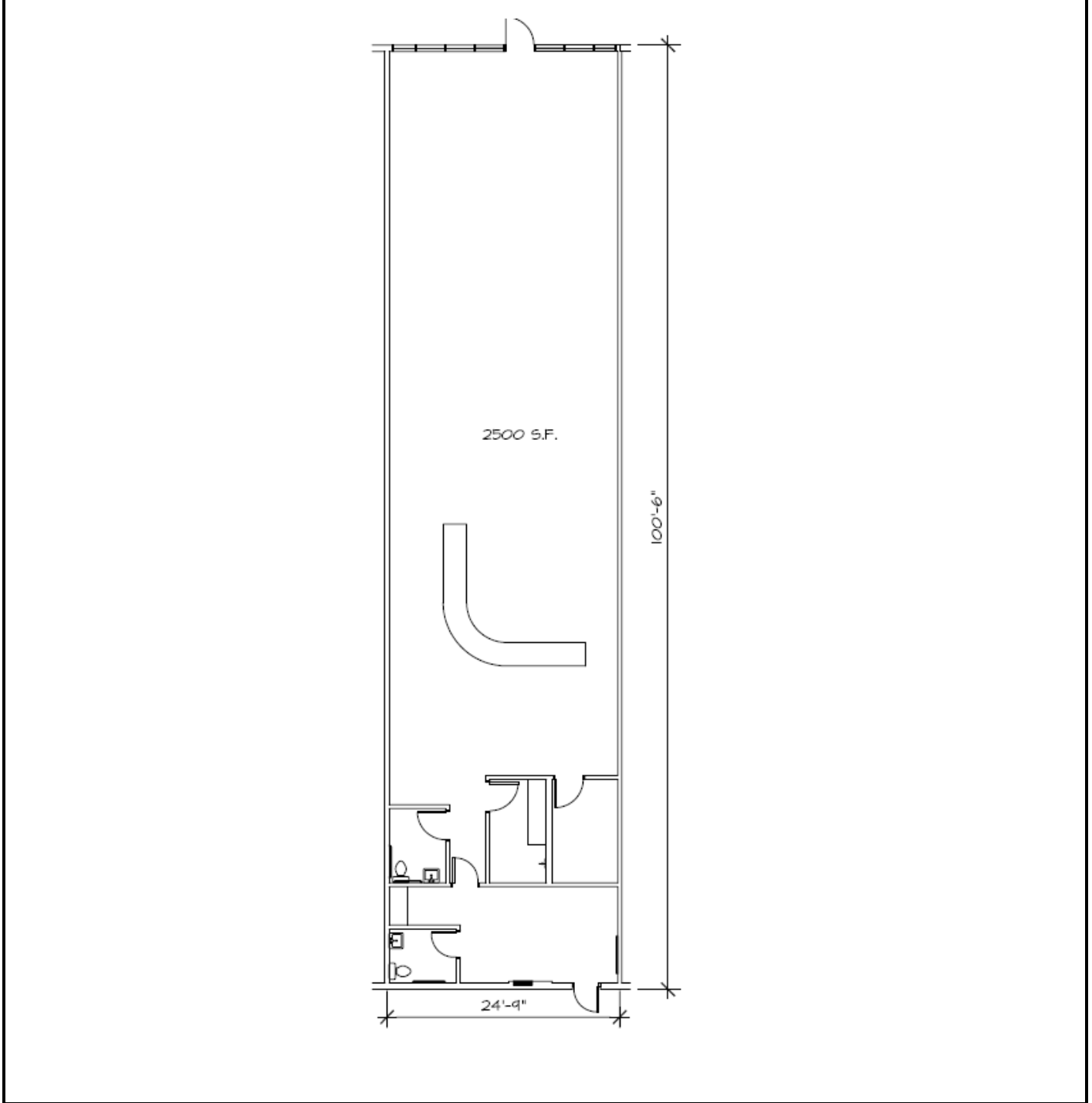
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320 W. Dussel Floor Plan – 1,975 sf



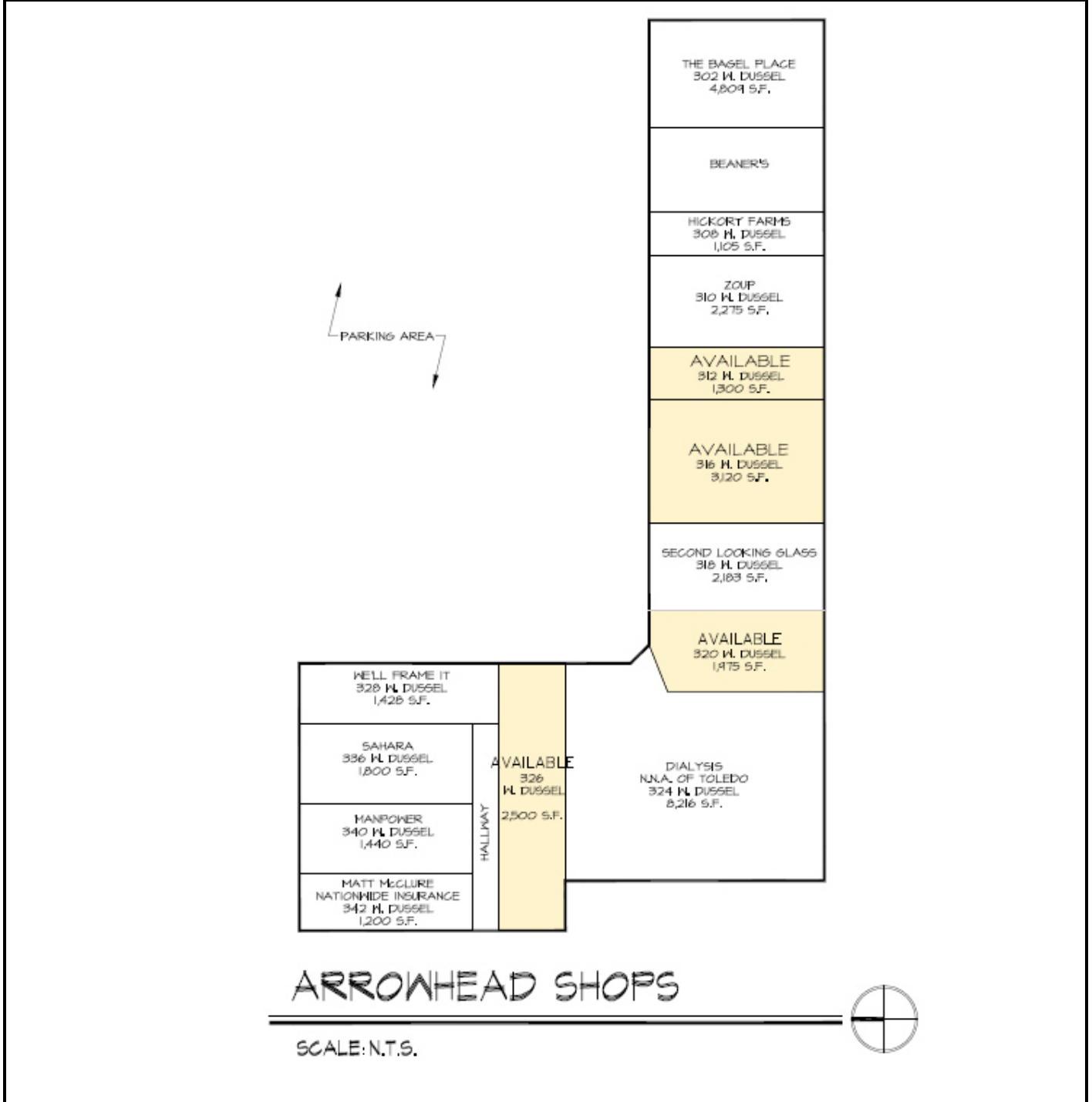
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326 W. Dussel Floor Plan – 2,500 sf



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Property Site Plan



ARROWHEAD SHOPS

SCALE: N.T.S.



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