

General Information		Pricing	
Building Name:	Seminole Building	Lease Rate:	\$8.00 per square foot (office)
Location:	369 W. Dussel Drive		\$4.00 per square foot (warehouse)
City/State/Zip:	Maumee, OH 43537	Availability:	Immediate
County:	Lucas	Contact:	George Lathrop
Closest Intersection:	Dussel/Osage		419.893.0334
Interstate Access:	US 23 – I 475 and I 80/90		

Building SF:	29,120 sf
Space Available:	1,350 sf (Suite D9)
	1,350 sf (Suite D8)
	(Suites can be combined)
Parking:	20
Zoning:	M-1
Building Type:	Flex
Remarks:	
	<ul style="list-style-type: none"> • Excellent access to US 23, I 475, and I 80/90 • Space split with small office and larger warehouse with overhead door • Prime Arrowhead Park location along Dussel Drive



Building Details			
Year Built:	1986	Roof:	Rubber
Type Construction:	Block construction with painted exterior walls	Floor:	Concrete
Heat:	Gas, hung from ceiling	Public Trans:	TARTA Bus #43
Air Conditioning:	Wall-mounted units in offices	No. of Floors:	One (1)
Overhead Door(s):	In warehouse area	Sprinkler System:	No
		Truck Wells:	No

2009/2010 Actual Expenses		Utilities	
RE Tax & Ass't:	\$0.28	Water:	City of Maumee
Insurance:	\$0.06	Sanitary Sewer:	City of Maumee
CAM:	<u>\$0.30</u>	Storm Sewer:	City of Maumee
Total Expenses:	\$0.64	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.



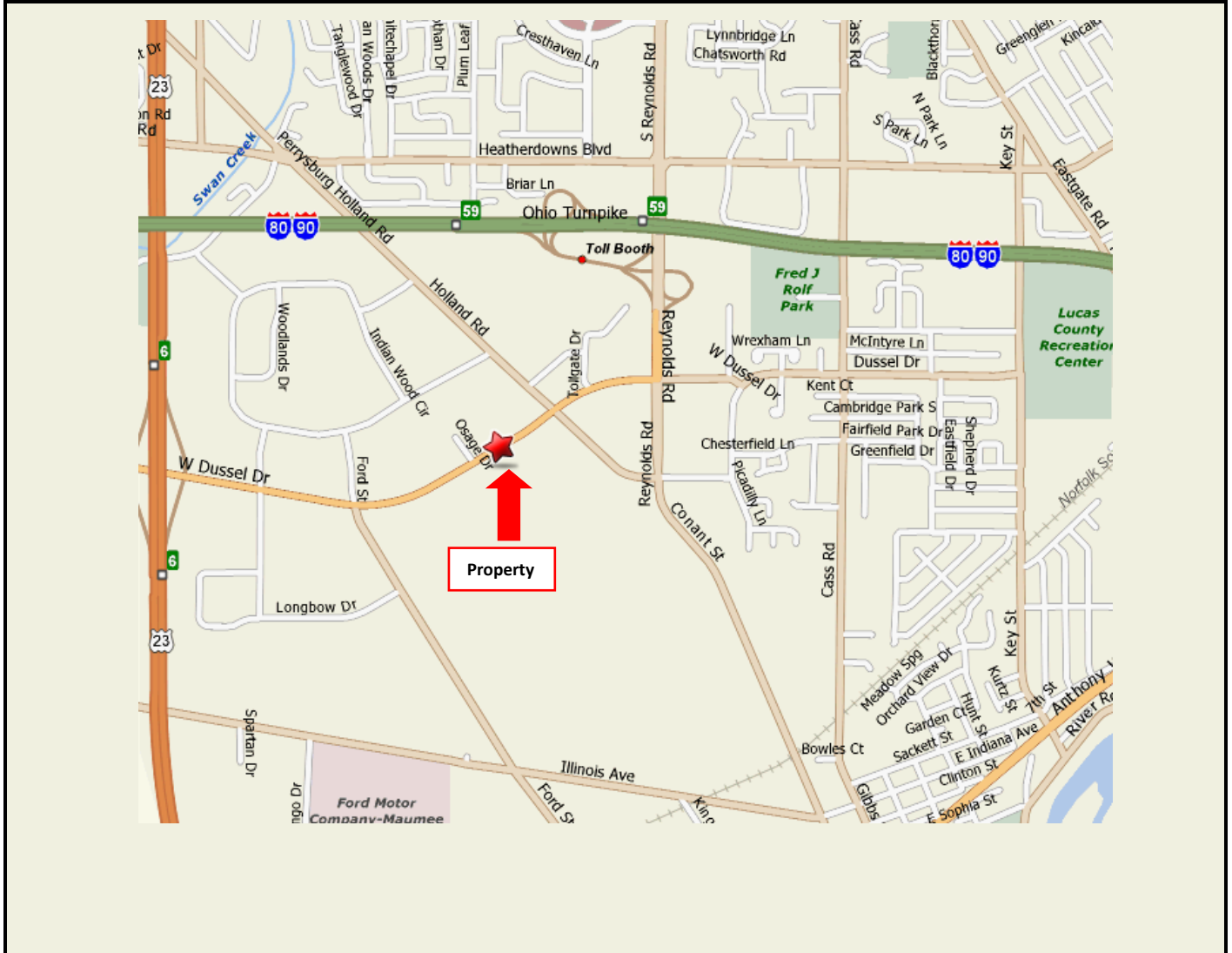
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Seminole Building 369 W. Dussel

Lease Specifications

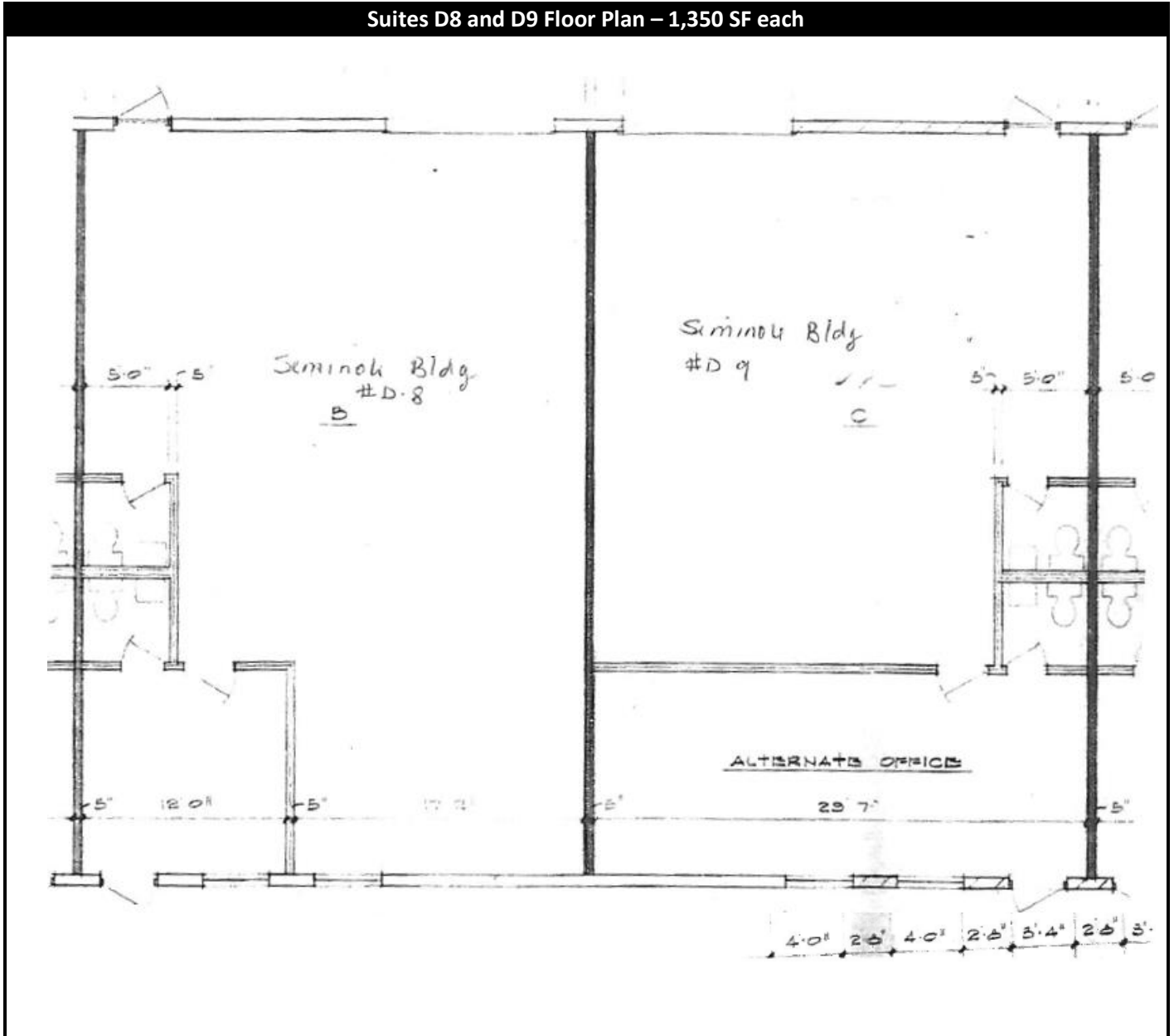
Gas:	By tenant	Insurance:	Content and liability by tenant
Electricity:	By tenant	Lease Term:	Negotiable
Water:	In CAM charges	Improvements:	Negotiable
Real Estate Taxes:	Pro rata share by tenant		
Janitorial	By tenant		

Property Location



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Suites D8 and D9 Floor Plan – 1,350 SF each



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