

General Information		Pricing	
<b>Building Name:</b>	Suffolk Square	<b>Lease Rate:</b>	\$14.00 per square foot
<b>Location:</b>	429-477 W. Dussel Dr.		Net/Net/Net
<b>City/State/Zip:</b>	Maumee, OH 43537	<b>Availability:</b>	Immediate
<b>County:</b>	Lucas	<b>Contact:</b>	George Lathrop
<b>Closest Intersection:</b>	Ford Street/Dussel Drive		419.893.0334
<b>Interstate Access:</b>	US 23 – I 475 – I 80/90		

<b>Building SF:</b>	56,310 sf
<b>Space Available:</b>	1,500 sf (473 W. Dussel)
<b>Lot Size:</b>	Acres
<b>Parking:</b>	308
<b>Zoning:</b>	C-M
<b>Building Type:</b>	Retail
<b>Remarks:</b>	<ul style="list-style-type: none"> <li>• Smaller units can be combined for larger suite</li> <li>• Located at Arrowhead Park's busiest intersection</li> <li>• Last available retail space on Dussel at Ford</li> </ul>



Building Details			
<b>Year Built:</b>	2004	<b>Roof:</b>	Non combustibile membrane roof
<b>Type Construction:</b>	Masonry with steel bar joist framing	<b>Floor:</b>	Concrete
<b>Heat:</b>	Gas, rooftop	<b>Public Trans:</b>	TARTA Bus
<b>Air Conditioning:</b>	Electric, rooftop	<b>No. of Floors:</b>	One (1)
<b>Overhead Door(s):</b>	No	<b>Sprinkler System:</b>	No
		<b>Truck Wells:</b>	No

2020 Actual Expenses		Utilities	
<b>RE Tax &amp; Ass't:</b>	\$3.10	<b>Water:</b>	City of Maumee
<b>Insurance:</b>	\$0.27	<b>Sanitary Sewer:</b>	City of Maumee
<b>CAM:</b>	<u>\$2.38</u>	<b>Storm Sewer:</b>	City of Maumee
<b>Total Expenses:</b>	\$5.75	<b>Gas:</b>	Columbia Gas
		<b>Electric:</b>	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.*



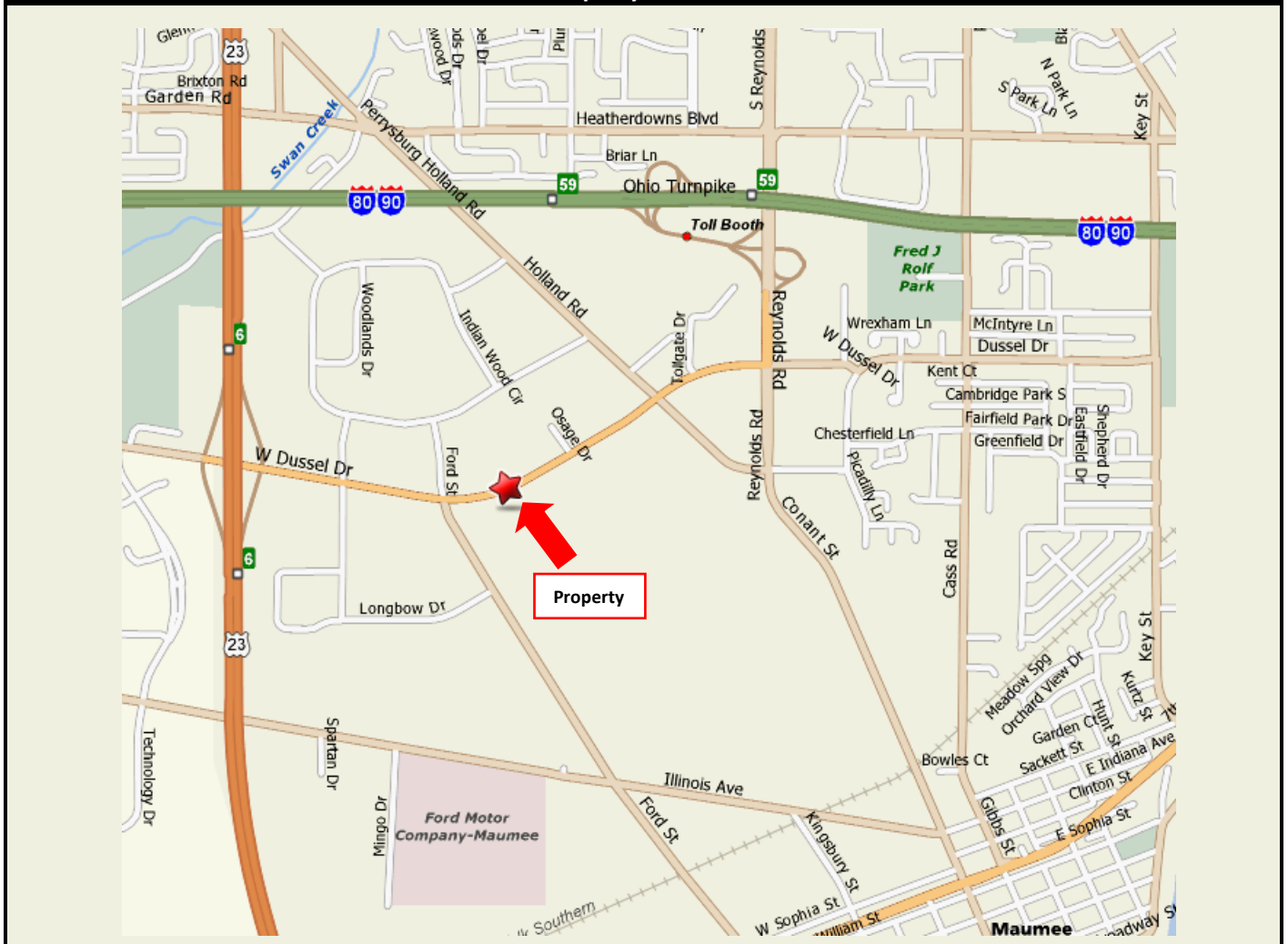
www.tomahawkco.com

# Suffolk Square 429-477 W. Dussel Drive

## Lease Specifications

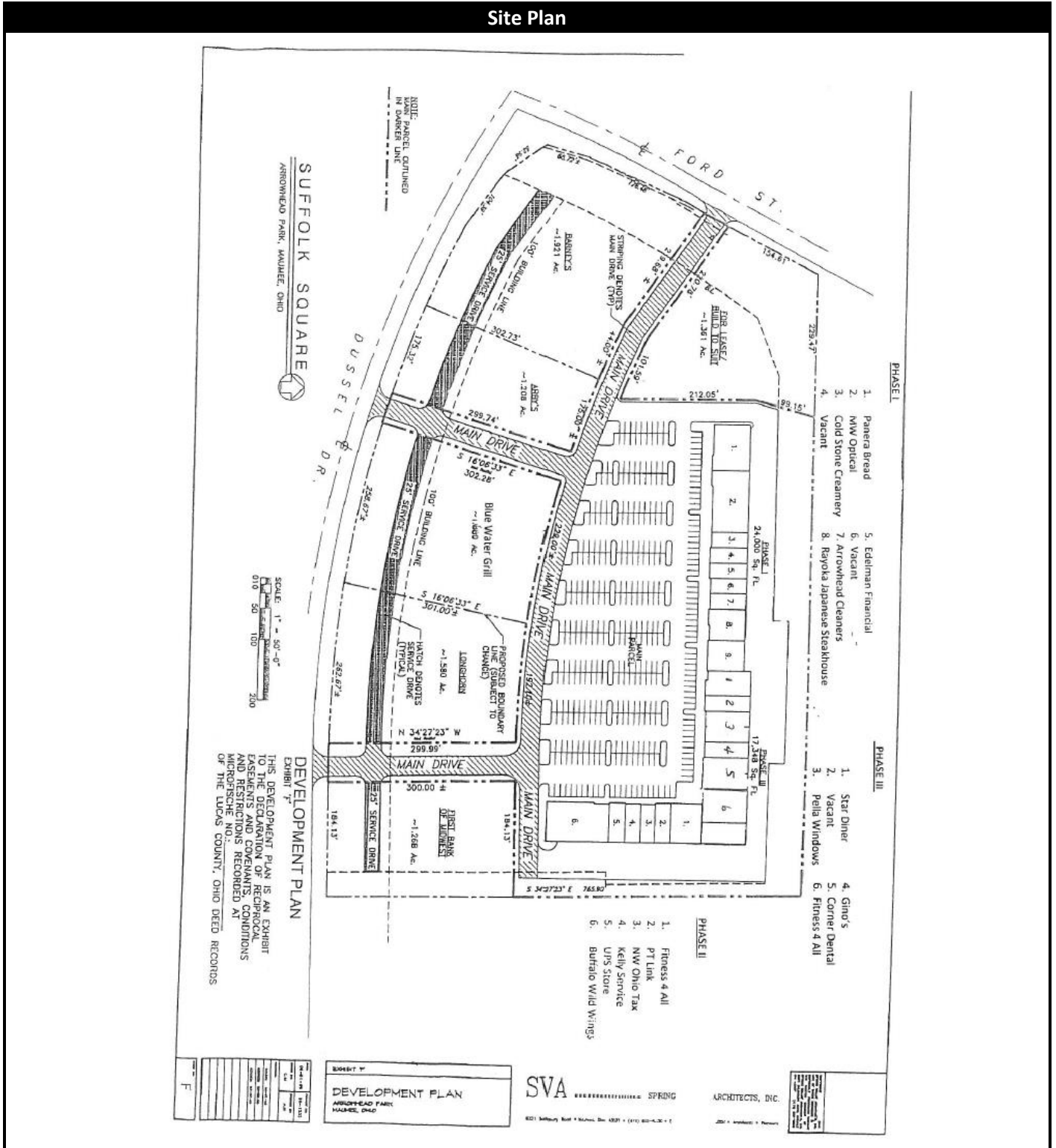
<b>Gas:</b>	By tenant	<b>Insurance:</b>	Content and liability by tenant
<b>Electricity:</b>	By tenant	<b>Lease Term:</b>	Negotiable
<b>Water:</b>	In CAM charges	<b>Improvements:</b>	Negotiable
<b>Real Estate Taxes:</b>	Pro rata share by tenant		
<b>Janitorial</b>	By tenant		

## Property Location



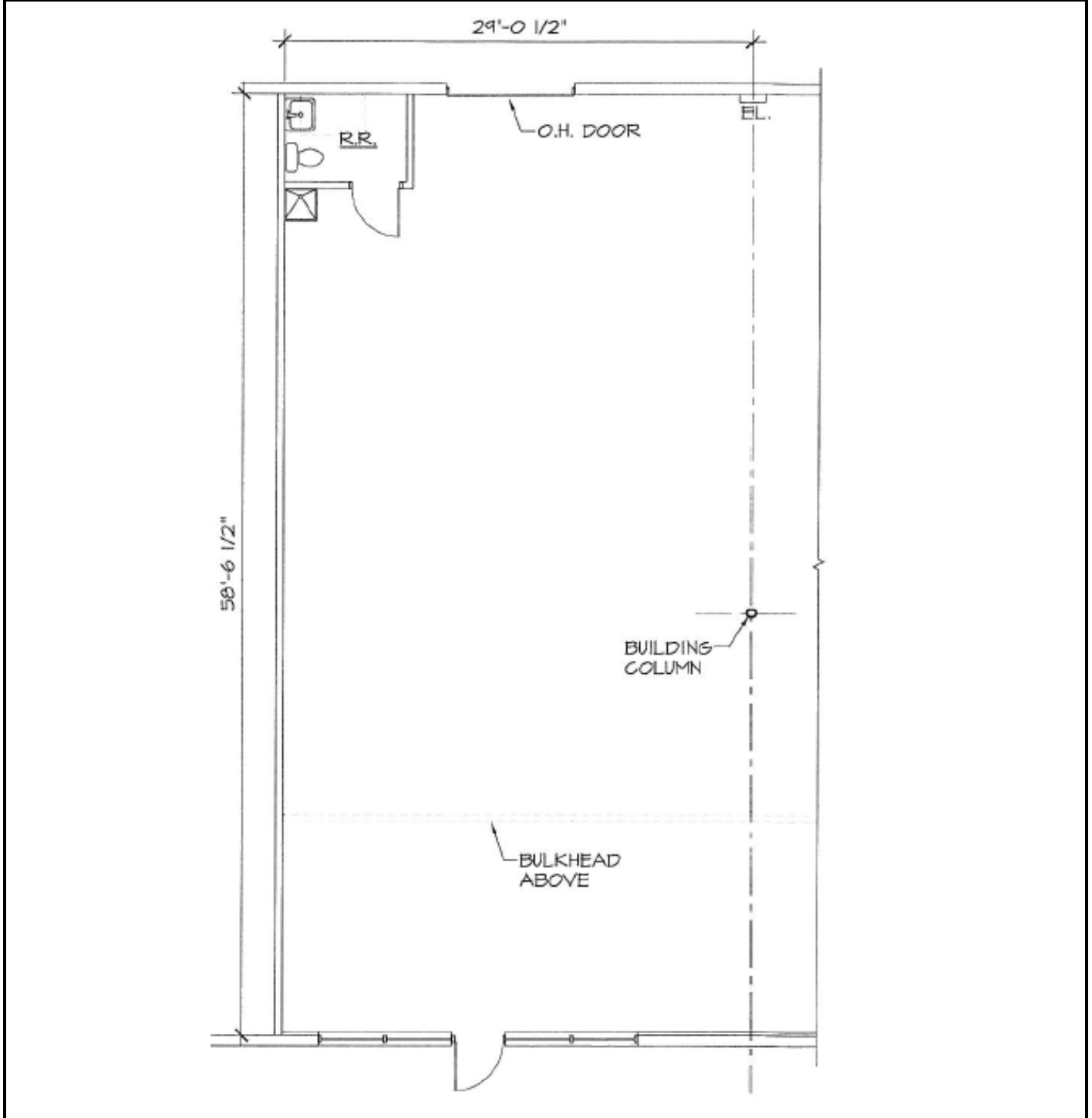
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### Site Plan



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**Property Floor Plan – 473 W. Dussel**



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