



Miller Diversified Realty Corporation

3410 Briarfield Blvd., Suite A Maumee, Ohio 43537 P. 419.867.9119 F. 419.867.7924

FLEX OFFICE/WAREHOUSE FOR LEASE

6560 WEATHERFIELD CT., MAUMEE, (MONLCOVA TWP.), LUCAS COUNTY, OHIO 43537

General Information

Location : Briarfield Business Park
Closest Intersection : Briarfield Blvd. & Maumee Western (20A)
City : Maumee (Monclova Twp.)
County : Lucas
State : Ohio, 43537
Zoned : M-1, Office/Light Industrial
Site Dimensions : 7.0 Ac.

Price Details

Price : \$5.95/sq.ft. (includes 10% office finish)
NNN : \$1.22/sq.ft. (2010)
Minimum Term : Three (3) Years.

Real Estate Tax : Lessee, pro rata
Insurance, CAM : Lessee, pro rata
Improvement Allowance : \$ 30/s.f. for office finish (10% of total available area)

Utilities

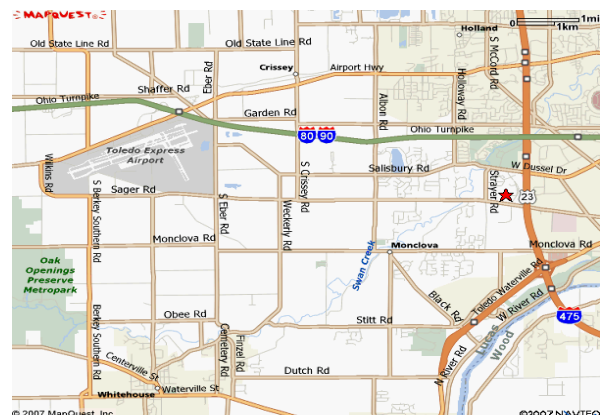
Natural Gas : Lessee
Electric : Lessee
Water : Lessee

Building Information

Total Square Footage : 51,600 sq. ft.
Available : 2500- 5,000 sq. ft.
Splits Available: Yes
Construction : Steel/Block
Parking : 10
Air Conditioning : Office only
Heat Type : Natural gas forced air
Fire Suppression : Yes
Electrical : 200 amp., 3 phase
Floors : 6" concrete
Floor Plans Available : Yes, CAD or print
Truck Wells: None
Grade Overhead: Three
Clear Height: 17'

Comments

- Excellent access to I-475 at Salisbury/Dussel interchange just 2 minutes away.
- 8 minutes to Toledo Express Airport and global air shipping.
- Newer space. Very clean.



For More Information, Contact:
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