

370 OSAGE DRIVE  
MAUMEE, OH 43537

COMMERCIAL BUILDING FOR SALE  
5,128 Square Feet Available



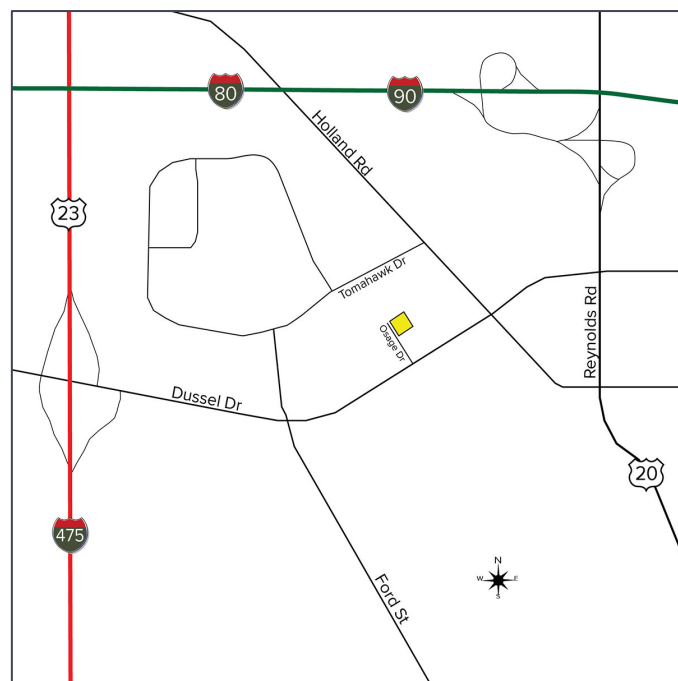
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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Price:	\$640,000
Building Size:	5,128 square feet
Number of Stories:	One
Year Constructed:	2004
Condition:	Good
Acreage:	.880 acres
Closest Cross Street:	Dussel Drive
County:	Lucas
Zoning:	CM
Parking:	45 spaces
Curb Cuts:	One
Street:	2 lane, 2 way. Located at the end of the cul-de-sac.



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 466 6225  
rpmack@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

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### BUILDING SPECIFICATIONS

Exterior Walls:	Fluted and split faced block
Structural System:	Truss
Roof:	Asphalt shingle
Floors:	Concrete – 4”
Floor Coverings:	Carpet & vinyl
Ceiling Height:	8’ – 9’
Basement:	No
Heating:	Two HVAC zones
Air Conditioning:	Two condensing units
Power:	250a/208/120v/3-phase/4-wire
Restrooms:	Two
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Monument sign at entry

### BUILDING INFORMATION

Current Occupant:	PENTA Career Center who is transitioning to a facility on Corporate Drive in Holland.
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Arrange through agent

### 2026 REAL ESTATE TAXES

Parcel:	36-40620
Assessor Number:	43290016
Total Taxes:	\$475.46
Land value:	\$74,200
Improvement value:	\$725,300
Total value:	\$799,500

### Comments:

- Maumee jobs grant – <https://www.jobsohio.com/incentives-programs/incentives-eligibility-requirements>.
- There is additional plumbing that has been stubbed off from the prior use throughout the building.
- Attic access in the breakroom.
- Full set of plans and survey available.

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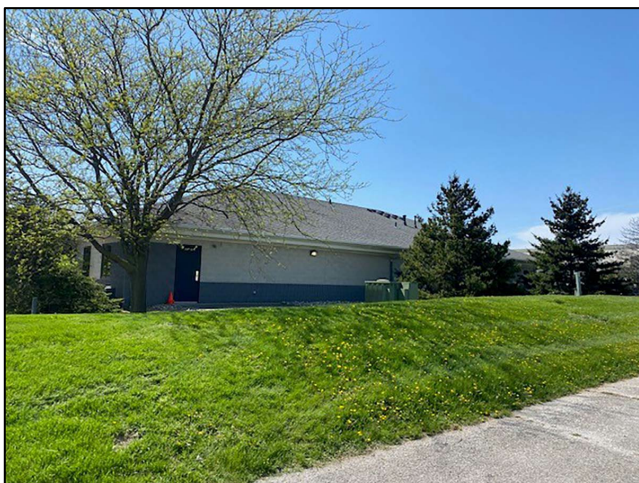
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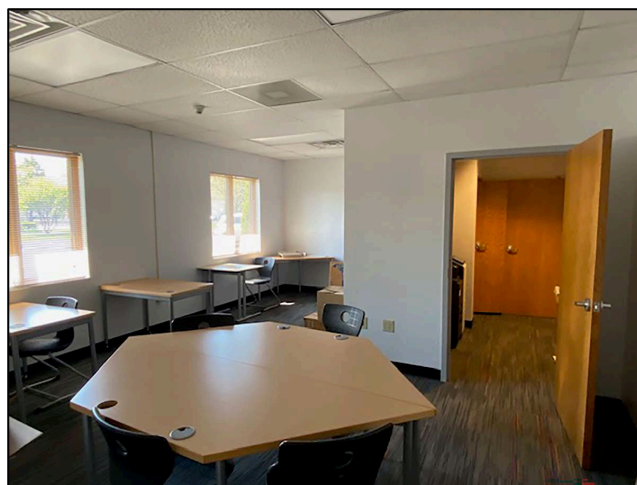
North elevation



Tombstone sign



West elevation & entry



First office on the left entryway



Alarm systems



Contrary to the floor plan, this room is 38'4" x 27'11" and no longer a wide-open room along the south and east walls. An additional wall has been constructed.

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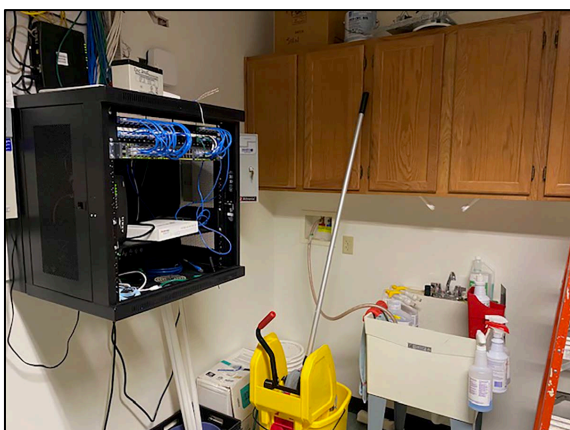
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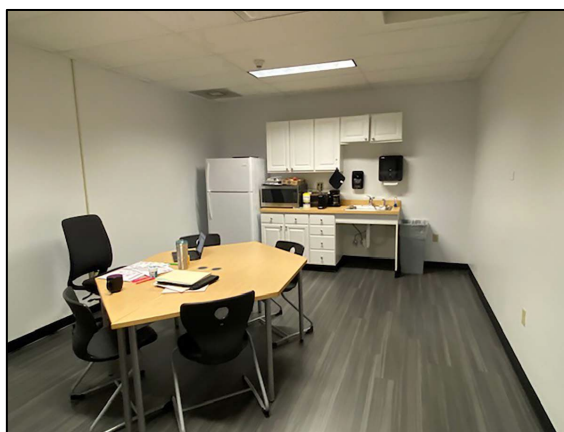
Mechanical closet (new hot water heater with floor drain).



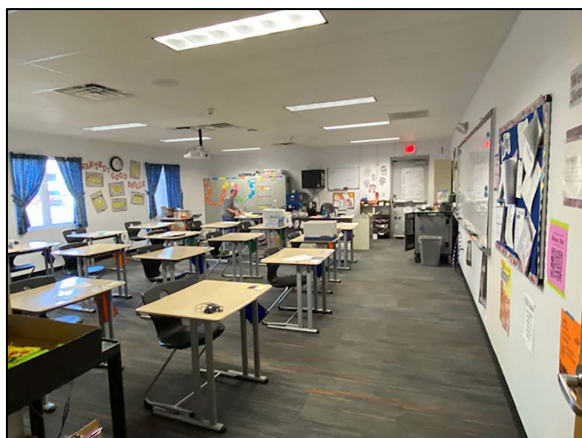
Additional section with the constructed wall on the right side.



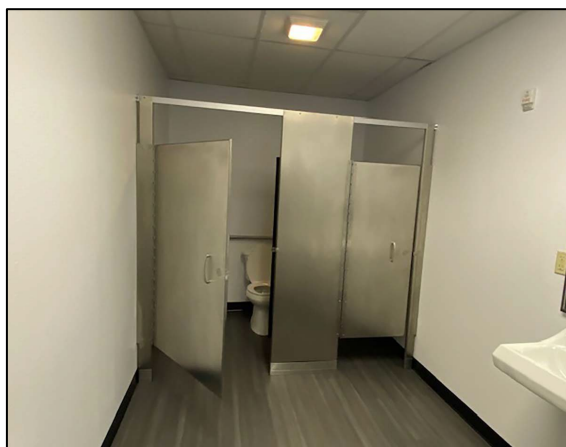
IT room (some equipment will be removed by Tenant, including proprietary surveillance cameras).



Breakroom



Additional multi-purpose room.



One of two restrooms

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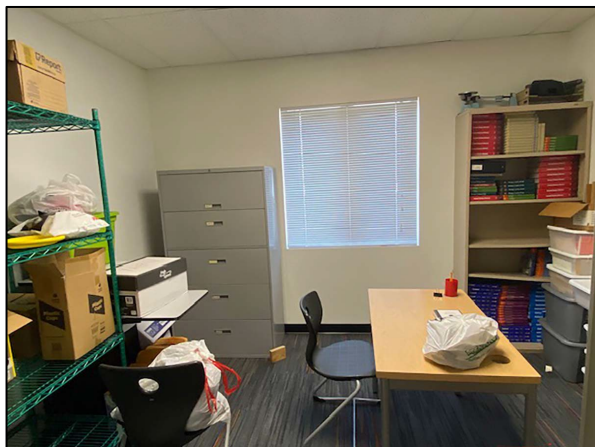
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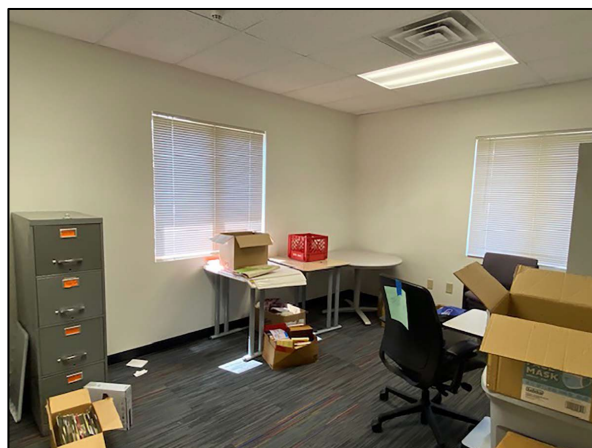
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Additional office



Additional office



First room on the right



Copy room



Water bottle fill station



East elevation

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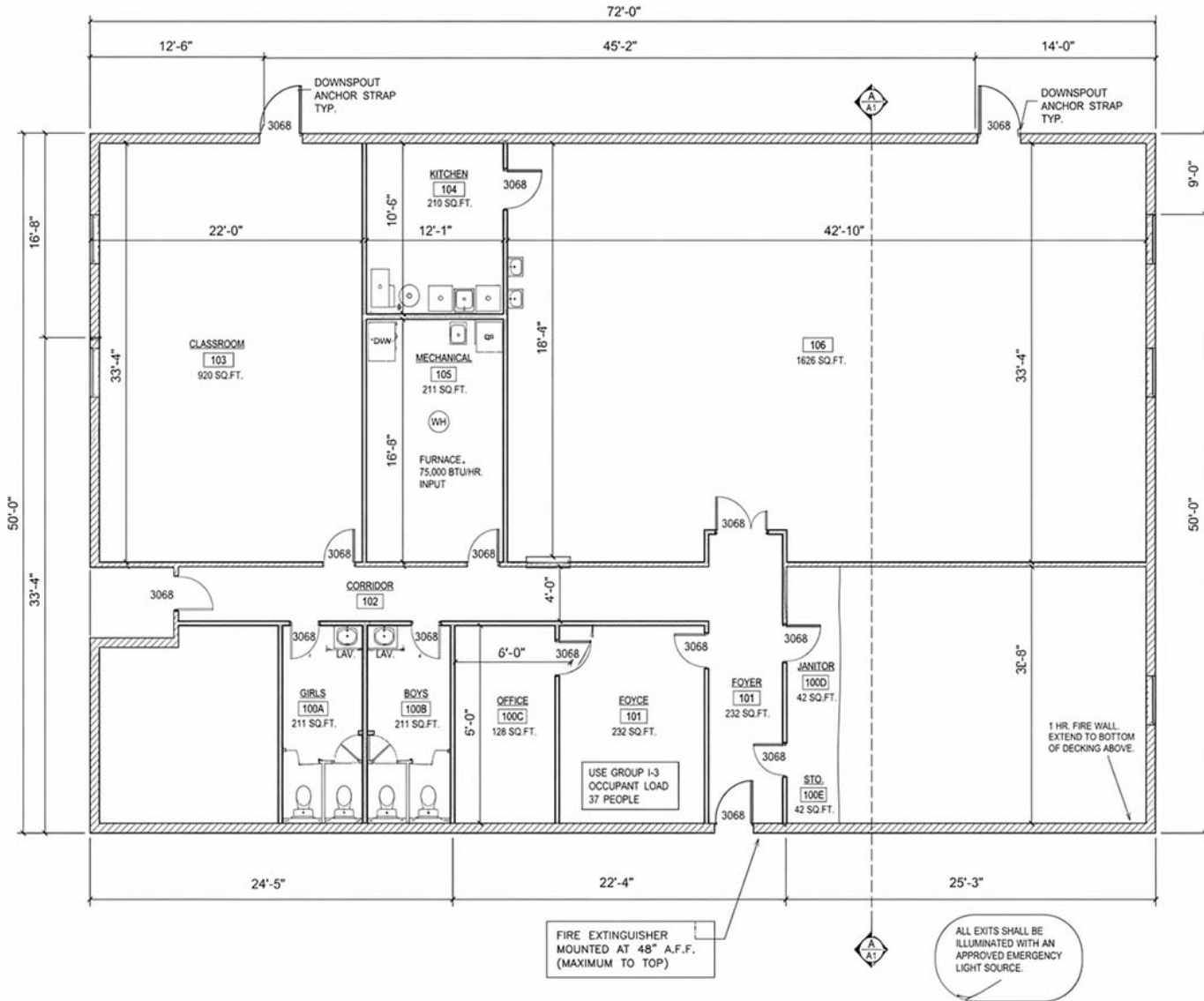
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*Callie Jacobs*

REGISTERED  
PROFESSIONAL ENGINEER  
NO. C-5086  
EXPIRES 3/31/2018

**FOERR - KNUDSEN  
ENGINEERING**

**NORTHWEST ACADEMY OF**  
7065 S. PARKWAY, ELLENDALE, ND

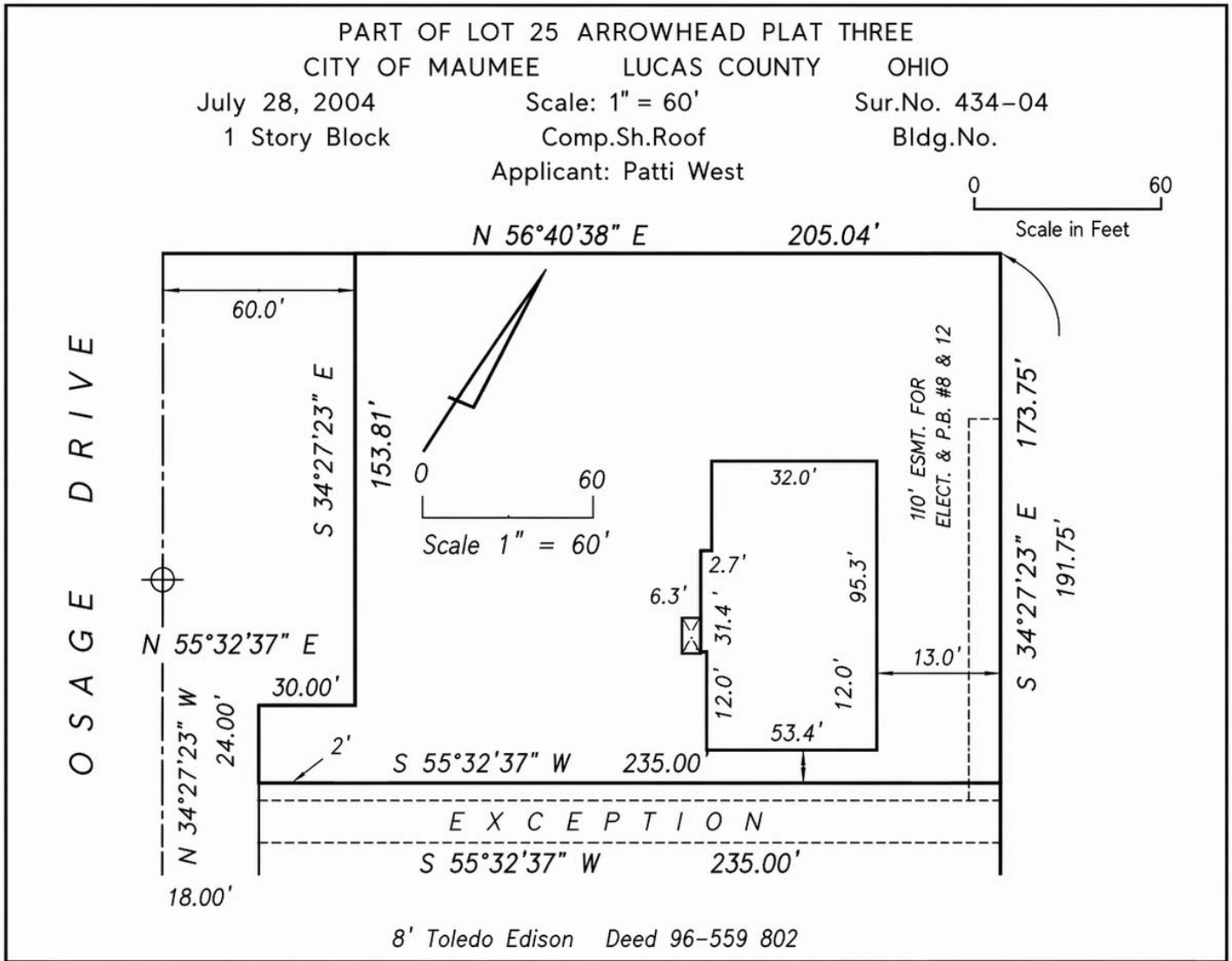
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# MORTGAGE LOCATION SURVEY

for  
 THE TALON GROUP



This is hereby certified to be a true and correct Mortgage Survey made February 1, 2004. Survey was performed from actual field measurement for the purpose of a mortgage loan and is limited to the immediate premises surveyed.

G. M. BARTON SURVEY CO.  
 2001 RIVER ROAD, MAUMEE, OHIO

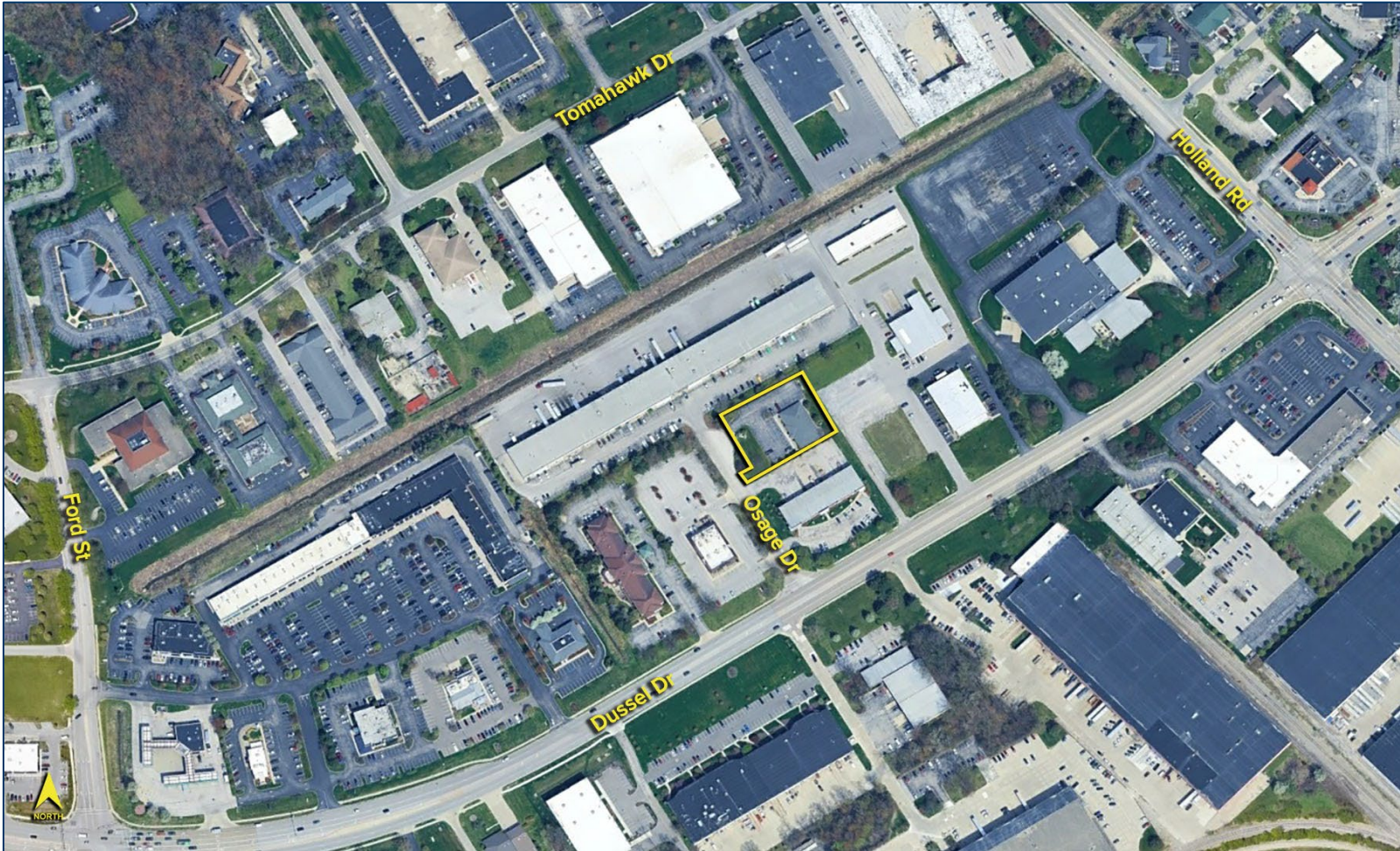
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