

General Information		Pricing	
<b>Building Name:</b>	Arrocorp III	<b>Lease Rate:</b>	\$8.75 per SF
<b>Location:</b>	1724 Indian Wood Circle, Suite F		Net/Net/Net
<b>City/State/Zip:</b>	Maumee, OH 43537	<b>Availability:</b>	Immediate
<b>County:</b>	Lucas	<b>Contact:</b>	Mark Rasmus
<b>Closest Intersection:</b>	Hickory Point		419.893.0334 (office)
<b>Interstate Access:</b>	US-23/I-475 and I-80/90		419.450.7676 (cell)

<b>Building SF:</b>	45,200
<b>Space Available:</b>	8,240 sf
<b>Lot Size:</b>	2.91 acres
<b>Parking:</b>	123
<b>Zoning:</b>	CM
<b>Building Type:</b>	Flex
<b>Previous Use:</b>	Offices of Bridge Benefits
<b>Remarks:</b>	Offices of ITW DeVilbiss
	<ul style="list-style-type: none"> <li>• Excellent setting, broad expanse of windows across front of Building</li> <li>• Space can easily be split into smaller areas</li> <li>• Warehouse area in rear of space</li> <li>• Excellent location on the north side of Arrowhead Park with easy access to the interstate systems.</li> <li>• Prime Indian Wood Circle frontage</li> </ul>



Building Details			
<b>Year Built:</b>	1991	<b>Roof:</b>	Standing seam aluminum
<b>Type Construction:</b>	Pre-engineered steel frames, masonry metal stud exterior walls	<b>Floor:</b>	Concrete
<b>Heat:</b>	Gas roof top	<b>Public Trans:</b>	TARTA, Bus #43
<b>Air Conditioning:</b>	Electric roof top	<b>No. of Floors:</b>	Single Story
<b>Overhead Door(s):</b>	Yes	<b>Sprinkler System:</b>	Yes
		<b>Truck Wells:</b>	No

2006 Actual Expenses		Utilities	
<b>RE Tax &amp; Ass't:</b>	\$ 1.41	<b>Water:</b>	City of Maumee
<b>Insurance:</b>	\$ 0.18	<b>Sanitary Sewer:</b>	City of Maumee
<b>CAM:</b>	<u>\$ 0.71</u>	<b>Storm Sewer:</b>	City of Maumee
<b>Total Expenses:</b>	\$ 2.30	<b>Gas:</b>	Columbia Gas
		<b>Electric:</b>	Toledo Edison

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www.tomahawkco.com

# Arrocorp III 1724 Indian Wood Circle

## Lease Specifications

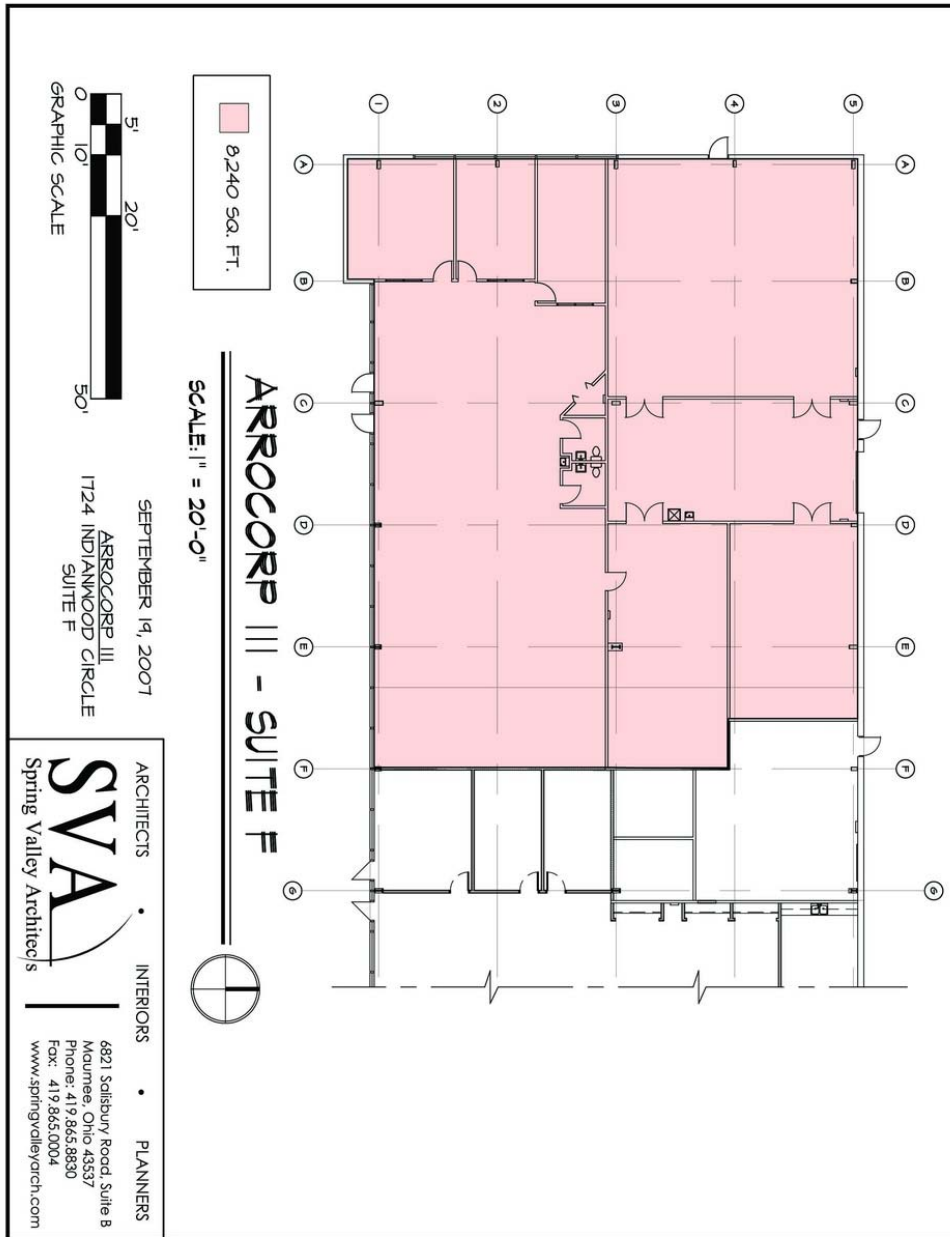
<b>Gas:</b>	By Tenant	<b>Insurance:</b>	Content and liability by Tenant
<b>Electricity:</b>	By Tenant	<b>Lease Term:</b>	Negotiable
<b>Water:</b>	In CAM charges	<b>Improvements:</b>	Negotiable
<b>Real Estate Taxes:</b>	Prorata share by Tenant		
<b>Janitorial</b>	By Tenant		

## Property Location



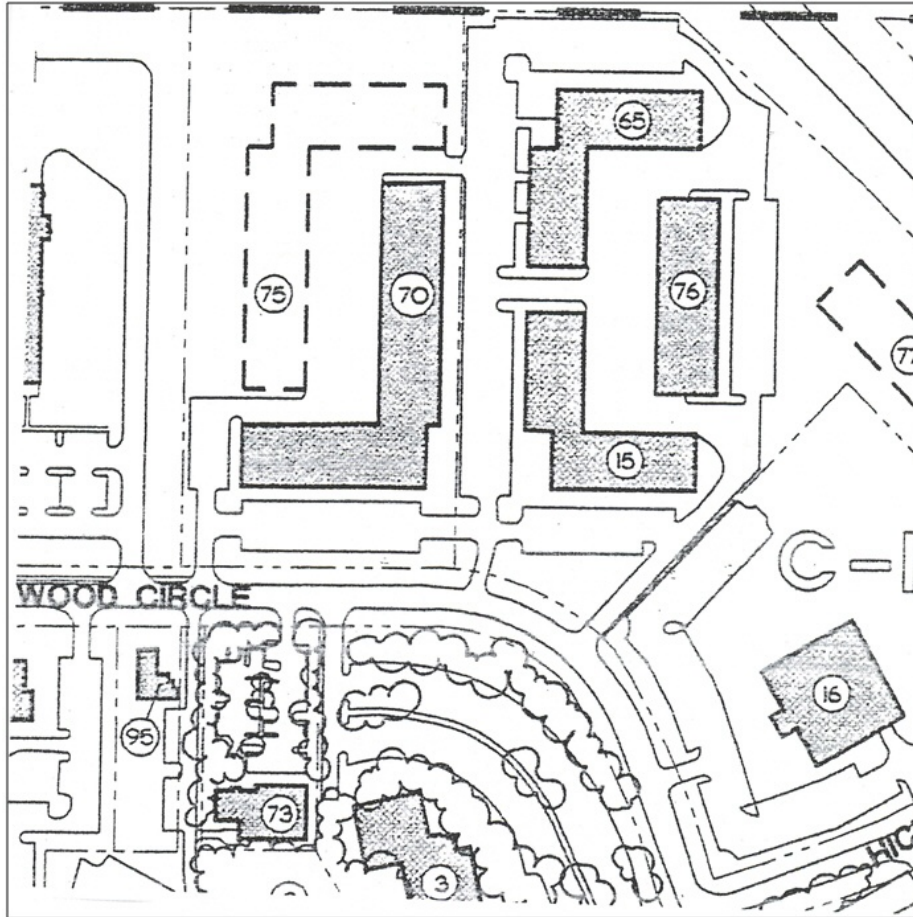
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## Property Floor Plan – 8,240 SF



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## Arrowhead Corporate Center



### Building Legend

#15 - Arrocorp I:	1720 Indian Wood Circle
#65 - Arrocorp II:	1722 Indian Wood Circle
#70 - Arrocorp III:	1724 Indian Wood Circle
#77 - Arrocorp IV:	1718 Indian Wood Circle

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