

INDUSTRIAL SUBLEASE OPPORTUNITY

STATE-OF-THE-ART BUILDING | DESIRABLE ARROWHEAD BUSINESS DISTRICT
10,192 SF INDUSTRIAL SPACE

440
W. DUSSEL DRIVE
SUITE A, MAUMEE, OHIO 45367



SUBLEASE RATE: \$7.50/SF NNN

CONTACT



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PROPERTY HIGHLIGHTS



Building Size
22,400 SF Total



Available Space
10,192 SF Suite A



Clear Height
21'



Automobile Parking
9 spaces



Acreage
1.86 acres



Year Built
2022



Docks/Drive-ins
• 1 truck well
• 1 drive-in door



Potential Uses
Ideal for distribution, small-scale manufacturing, warehousing, or service industries



Area Amenities
Benefit from an abundance of nearby retailers and hotels in the heart of the Arrowhead Business District



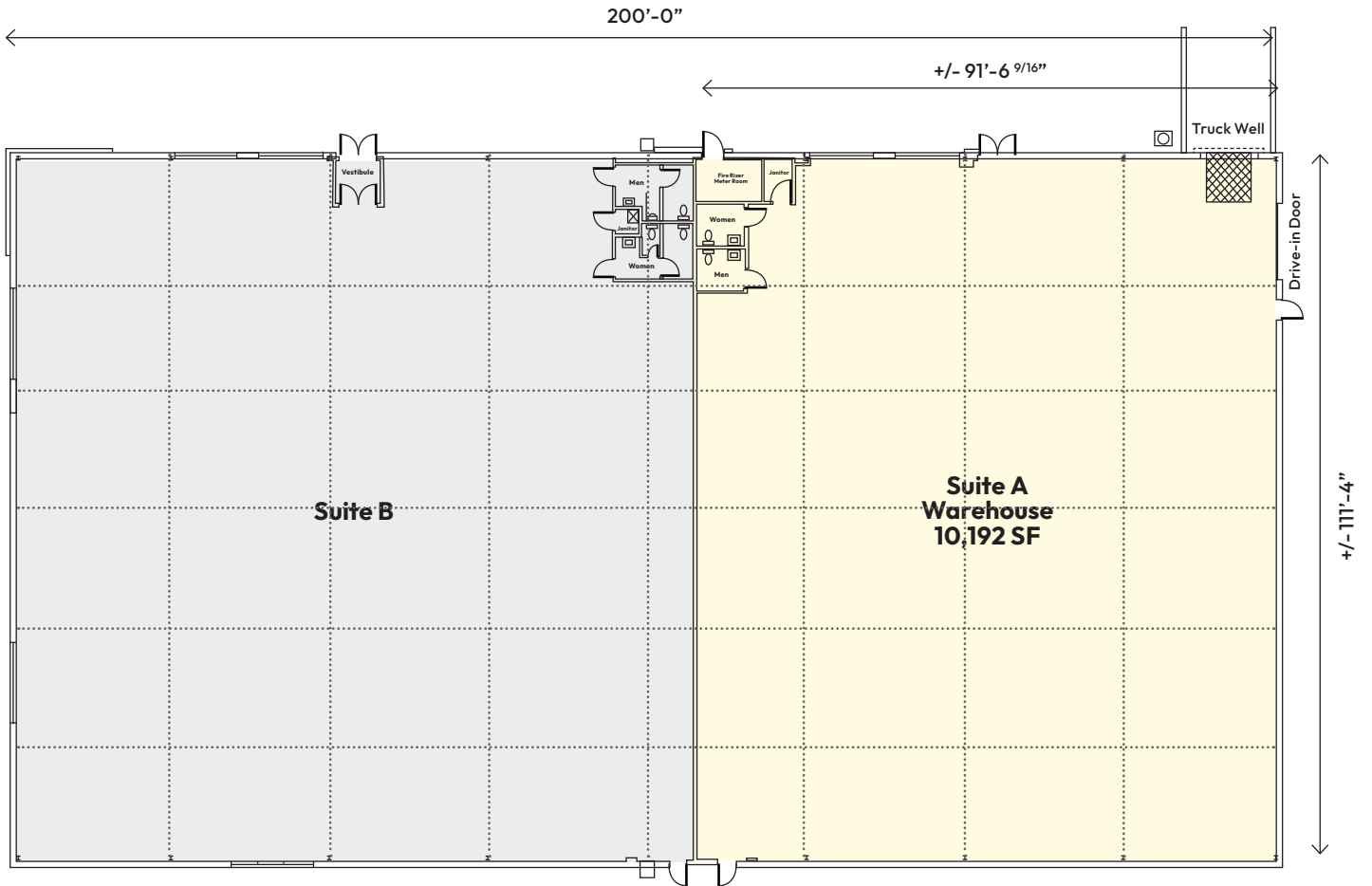
Location
Easy access to I-475/23 (0.5 mile) and I-80/90 (1.0 mile) as well as excellent exposure to Dussel Drive (22,000 VPD)

440 W. Dussel Drive, Maumee, Ohio, 43537

FLOOR PLAN

Suite A

10,192 SF Warehouse



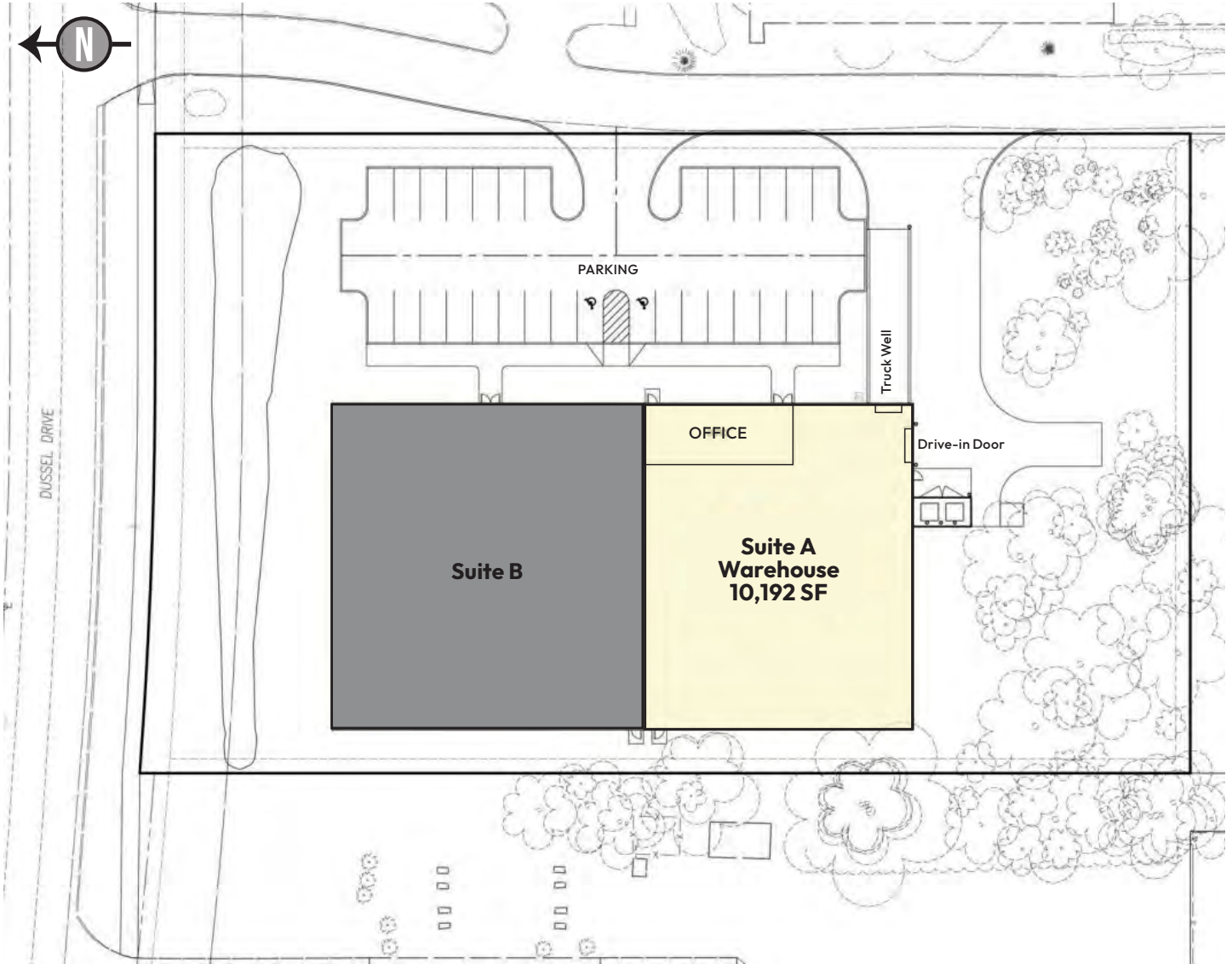
 10,192 SF Sublease Space



SITE PLAN

Suite A

10,192 SF Warehouse



 10,192 SF Sublease Space

















PHOTOS



440 W. Dussel Drive, Maumee, Ohio, 43537

DEMOGRAPHICS

Employment Overview (15-Mile Radius)

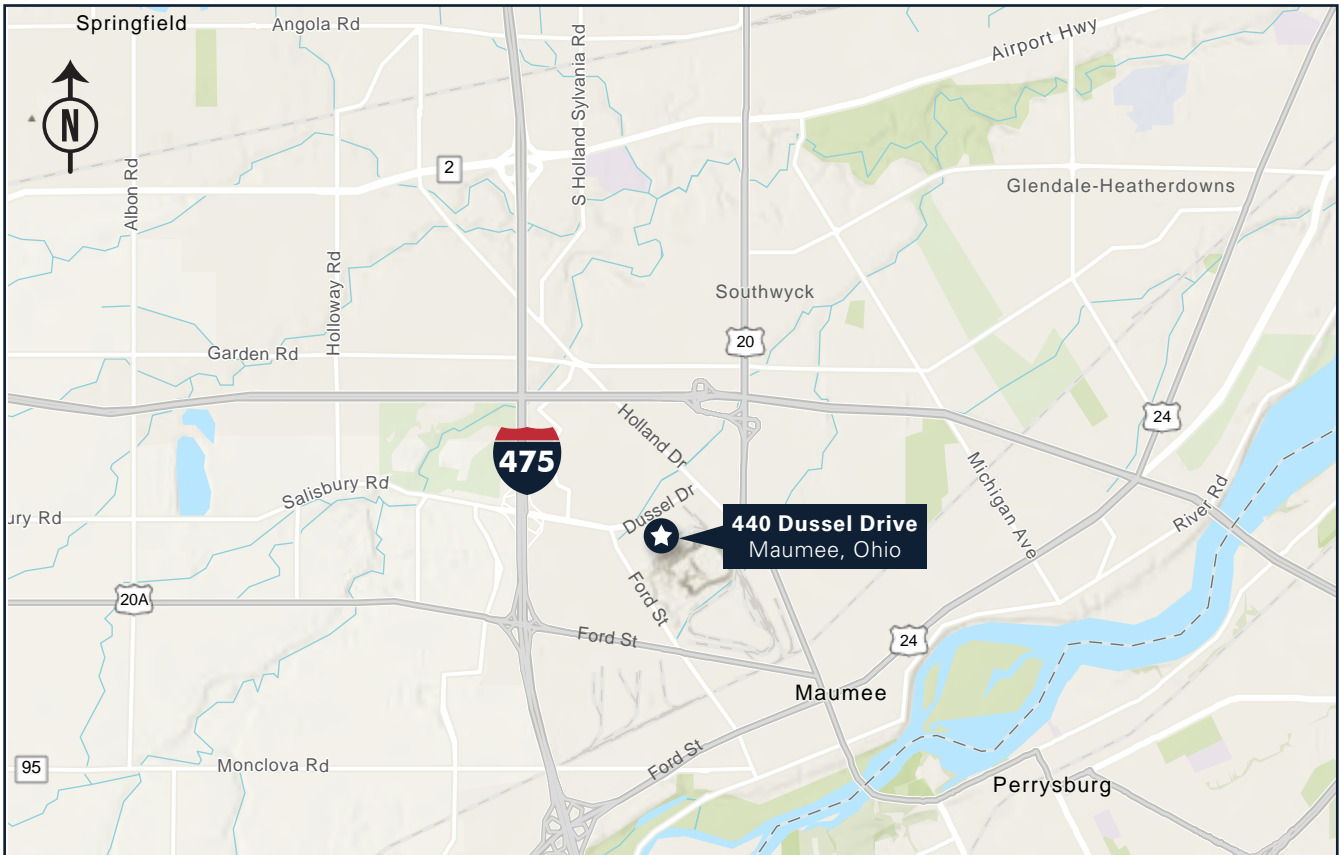
KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <p>563,898 Population</p>	 <p>24.7% High School Diploma</p>	 <p>\$66,980 Median Household Income</p>	 <p>58.6% White Collar</p>	 <p>16.4% Services</p>
 <p>39.7 Median Age</p>	 <p>31.3% Some College</p>	 <p>\$41,095 Per Capita Income</p>	 <p>25.0% Blue Collar</p>	 <p>6.4% Unemployment Rate</p>
 <p>241,499 Households</p>	 <p>32.7% Bachelors/ Graduate/ Professional Degree</p>	COMMUTERS	BUSINESS	
 <p>\$55,911 Median Disposable Income</p>		 <p>15.9% Spend 7+ hours commuting to and from work per week</p>	 <p>19,590 Total Businesses</p>	 <p>303,325 Total Employees</p>

INDUSTRY AERIAL



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LOCATION MAP



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For Subleasing Information Please Contact:

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