



27681 Cummings Rd

Millbury, Ohio 43447

Property Highlights

- Prime location with high visibility from SR-795.
- Private entrance with reception area.
- Ample parking for employees and clients.
- Modern and professional office space.
- 9 perimeter private offices.
- Customizable bullpen layout to suit tenant's needs.
- Spacious conference and meeting rooms.
- Separate IT room on raised floors.
- Large cafeteria.
- Multi-stalled men's and women's restrooms.
- Attractive landscaping and well-maintained grounds.

Offering Summary

Lease Rate:	\$10.00 SF/yr (Gross) + Janitorial
Building Size:	21,550 SF
Available SF:	17,000 SF+/-
Lot Size:	46 Acres

For More Information

Jason Westendorf, SIOR

O: 419 960 4410 x334
jwestendorf@naitoledo.com

Chad Ackerman

O: 419 960 4410 x352
cackerman@naitoledo.com

Lease Rate	\$10.00 SF/Yr
-------------------	----------------------

Location Information

Street Address	27681 Cummings Rd
City, State, Zip	Millbury, OH 43447
County	Wood
Cross-Streets	SR 795 and Cummings Road
Township	Lake
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-75/I-280
Nearest Airport	Toledo Executive and Detroit

Building Information

Building Size	21,550 SF
Building Class	B
Tenancy	Single
Ceiling Height	10 ft
Minimum Ceiling Height	8 ft
Number of Floors	1
Year Built	1988
Year Last Renovated	1995
Gross Leasable Area	17,400 SF
Load Factor	No
Roof	Gabled, Asphalt Shingles
Number of Buildings	1
Walls	Drywall
Ceilings	Drop/drywall
Floor Coverings	carpet squares & tile
Foundation	Concrete Slab
Exterior Walls	Block and Dryvit
Office Buildout	Yes

Property Information

Property Type	Office
Zoning	B2 General Commercial
Lot Size	46 Acres
APN #	712210000009001
Power	208/120 600AMP 3PH

Parking & Transportation

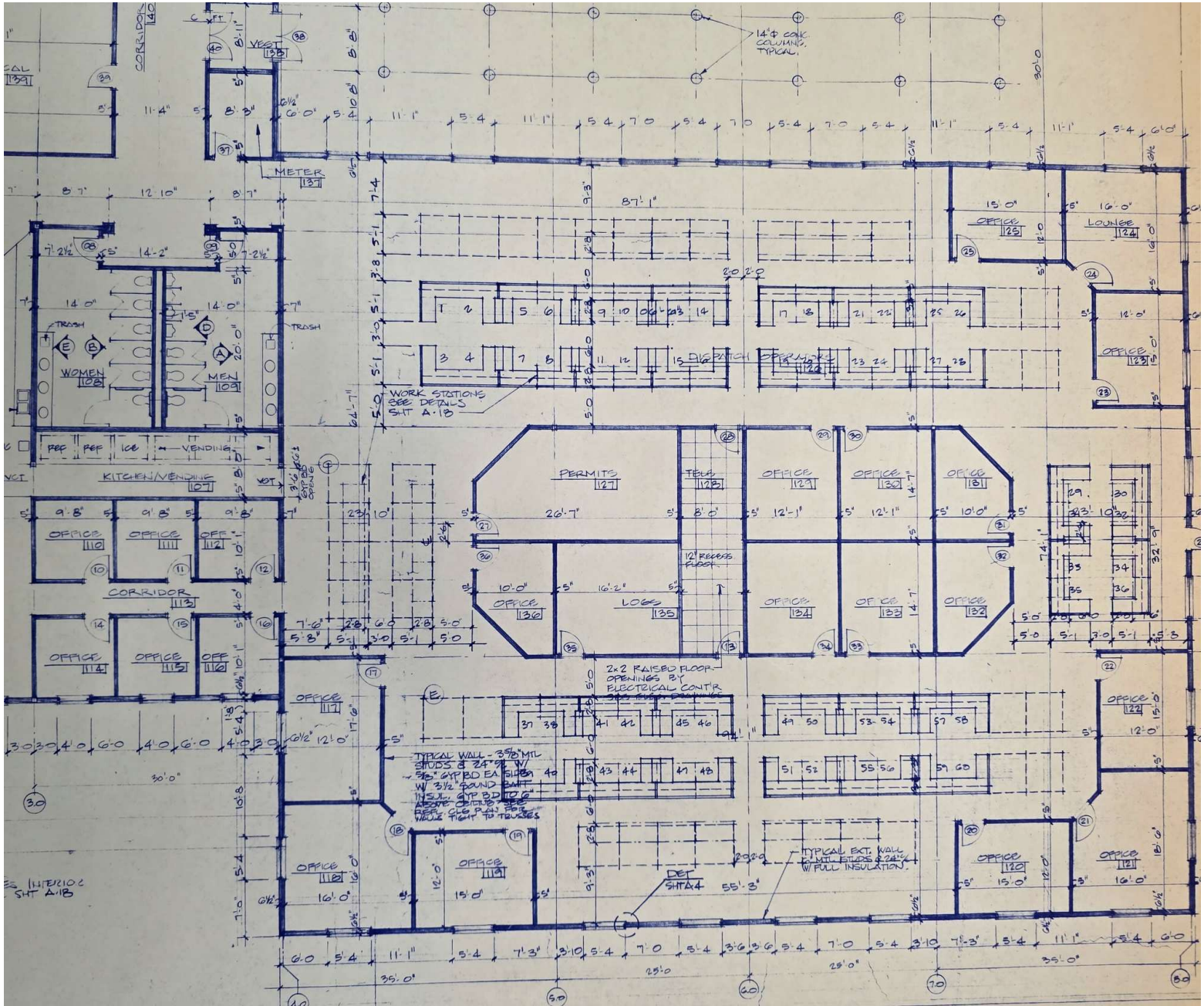
Parking Type	Surface Parking Lot
Number of Parking Spaces	100 +

Utilities & Amenities

Water/Sewer	Northwest
Electric	Toledo Edison
Gas/Propane	Columbia Gas
Central HVAC	Yes Forced Air
Restrooms	2 multi stall men's and women's

IT

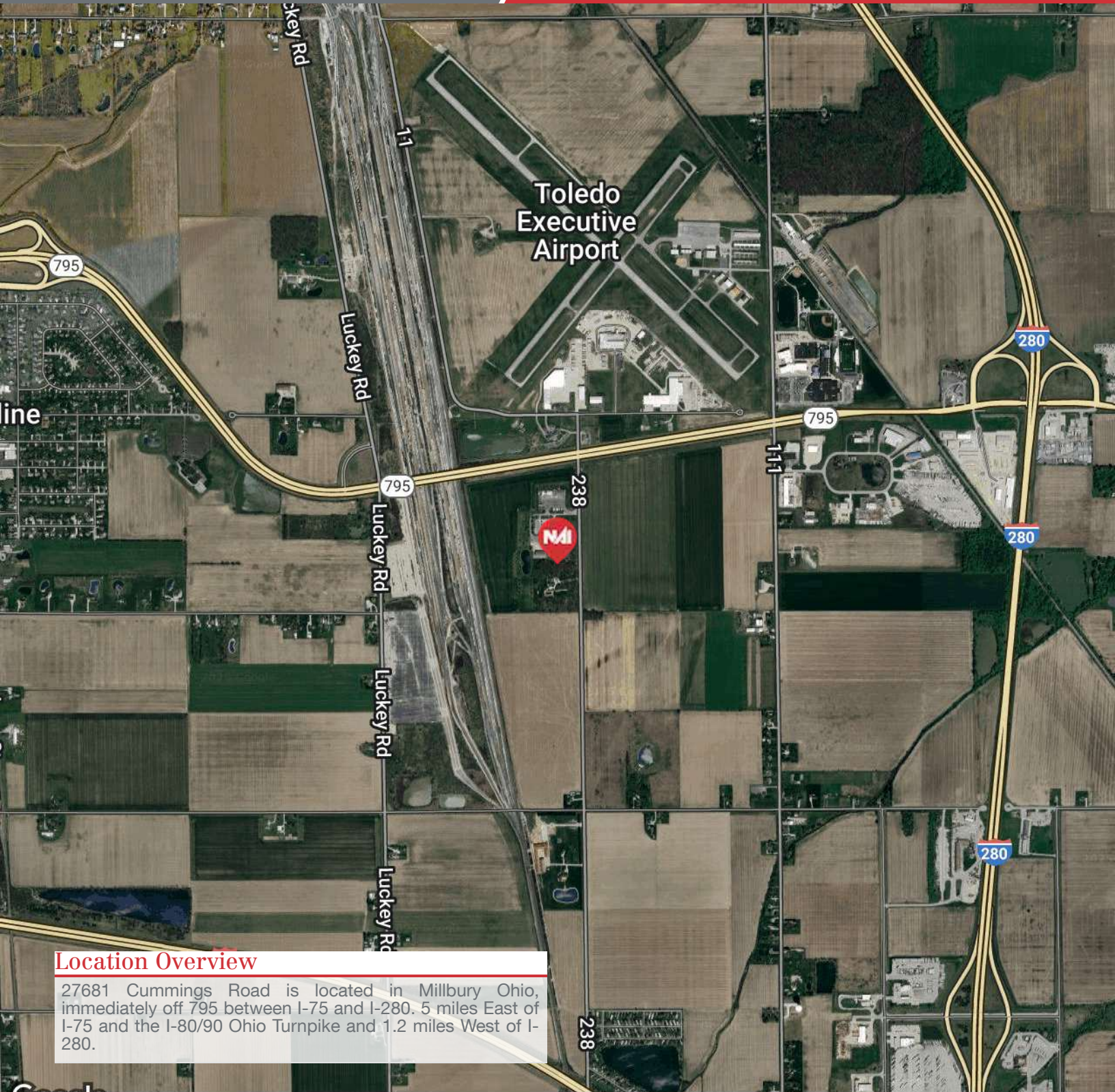
Internet	Amplex, Charter, Buckeye Cable
Backup Generator	Yes
IT Room	Dedicated with Raised Floor



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

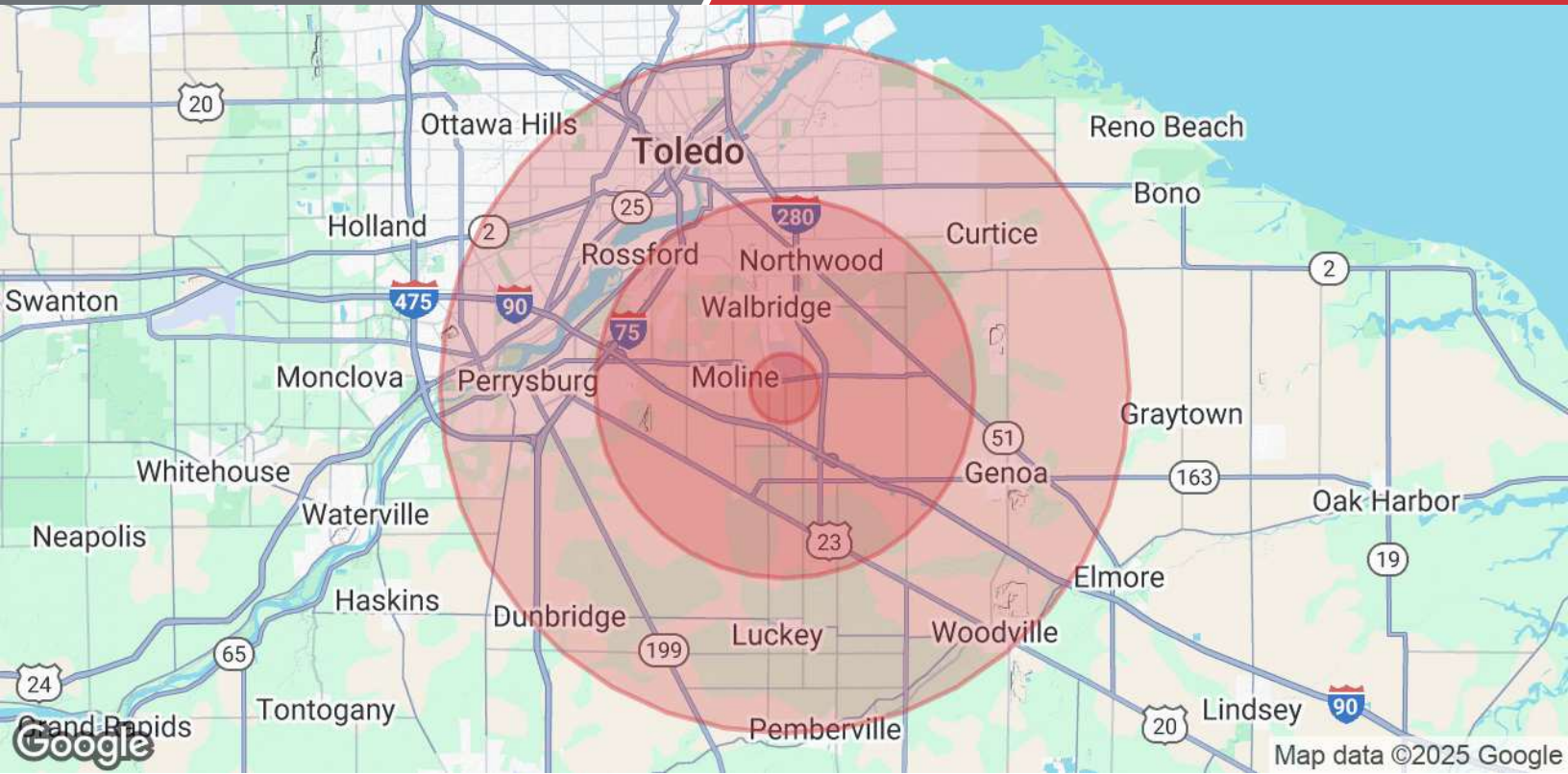
4427 Talmadge Rd, Suite A
 Toledo, OH 43623
 419 960 4410 tel
 naiharmon.com





Location Overview

27681 Cummings Road is located in Millbury Ohio, immediately off 795 between I-75 and I-280. 5 miles East of I-75 and the I-80/90 Ohio Turnpike and 1.2 miles West of I-280.



Population	1 Mile	5.5 Miles	10 Miles
Total Population	281	41,869	229,547
Average Age	40	41	40
Average Age (Male)	39	41	39
Average Age (Female)	40	42	41
Households & Income	1 Mile	5.5 Miles	10 Miles
Total Households	103	18,017	98,333
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$79,651	\$79,664	\$72,558
Average House Value	\$190,947	\$180,570	\$165,475

Demographics data derived from AlphaMap