

# For Lease

General Information		Pricing	
<b>Building Name:</b>	Arrocorp III	<b>Lease Rate:</b>	\$8.00 per SF
<b>Location:</b>	1724 Indian Wood Circle, Suite H		Net/Net/Net
<b>City/State/Zip:</b>	Maumee, OH 43537	<b>Contact:</b>	George Lathrop - 419.893.0334
<b>County:</b>	Lucas		
<b>Closest Intersection:</b>	Hickory Point		
<b>Interstate Access:</b>	US-23/I-475 and I-80/90		

<b>Building SF:</b>	45,200
<b>Space Available:</b>	11,120 sf (Suite H)
<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 can be added 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

2025 Actual Expenses		Utilities	
<b>RE Tax &amp; Ass't:</b>	\$ 2.07	<b>Water:</b>	City of Maumee
<b>Insurance:</b>	\$ 0.38	<b>Sanitary Sewer:</b>	City of Maumee
<b>CAM:</b>	<u>\$ 1.30</u>	<b>Storm Sewer:</b>	City of Maumee
<b>Total Expenses:</b>	\$ 3.75	<b>Gas:</b>	Columbia Gas
		<b>Electric:</b>	Toledo Edison

The information herein is provided as submitted by the owner of the property and from other reliable sources. Tomahawk Development Company makes no guarantee of its accuracy.



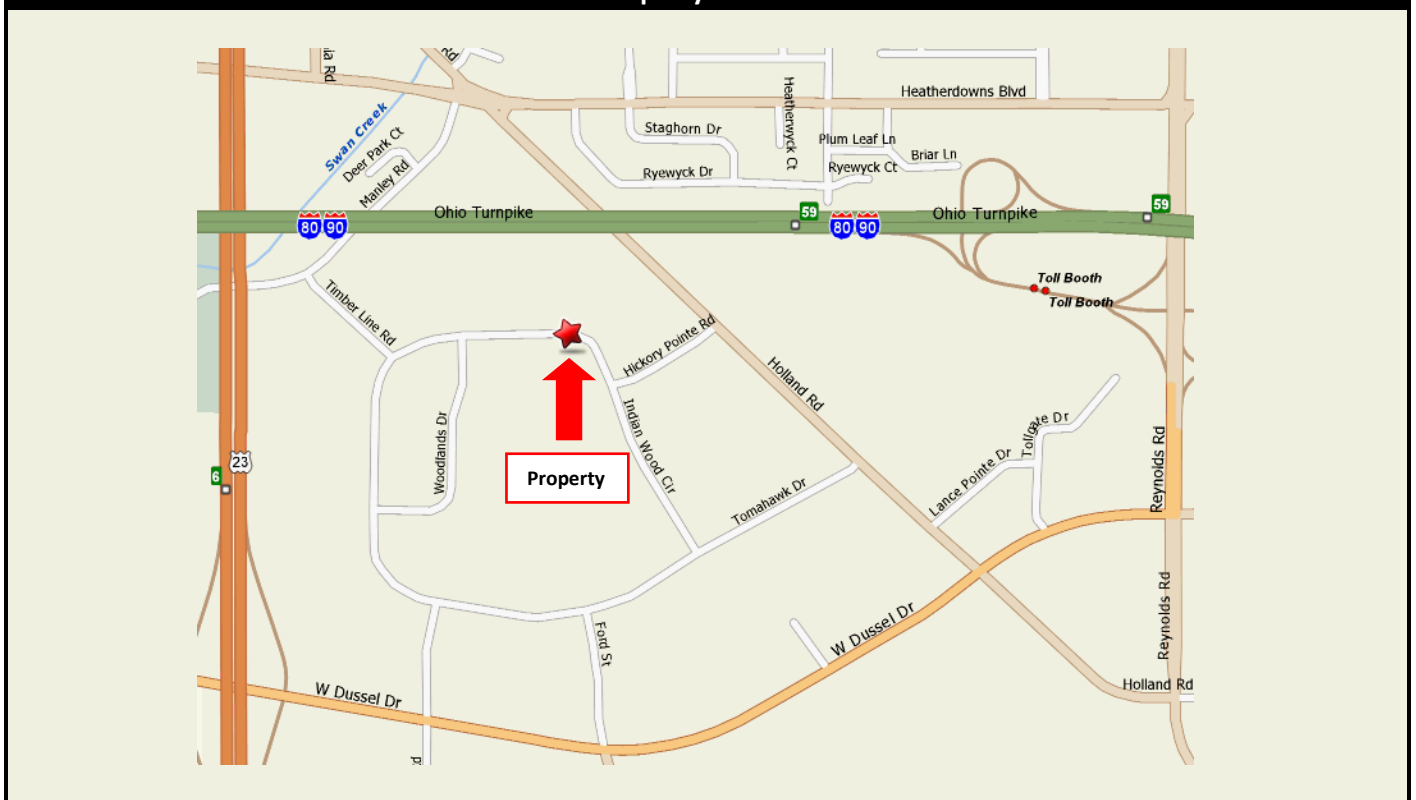
www.tomahawkco.com

# Arrocorp III 1724 Indian Wood Circle

## Lease Specifications

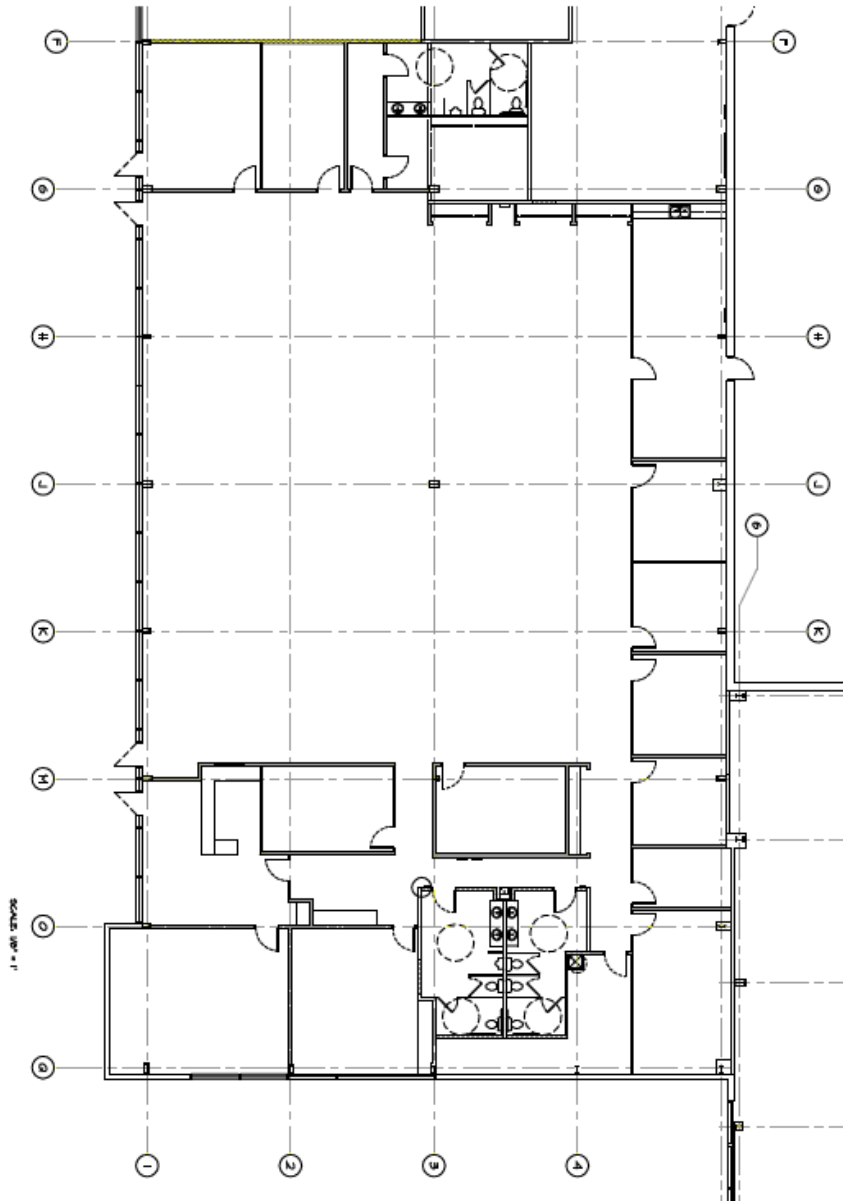
<b>Gas:</b>	By Tenant	<b>Insurance:</b>	Content and liability by Tenant
<b>Electricity:</b>	By Tenant	<b>Lease Term:</b>	Negotiable
<b>Water:</b>	In CAM charges	<b>Improvements:</b>	Negotiable
<b>Real Estate Taxes:</b>	Prorata share by Tenant		
<b>Janitorial</b>	By Tenant		

## Property Location



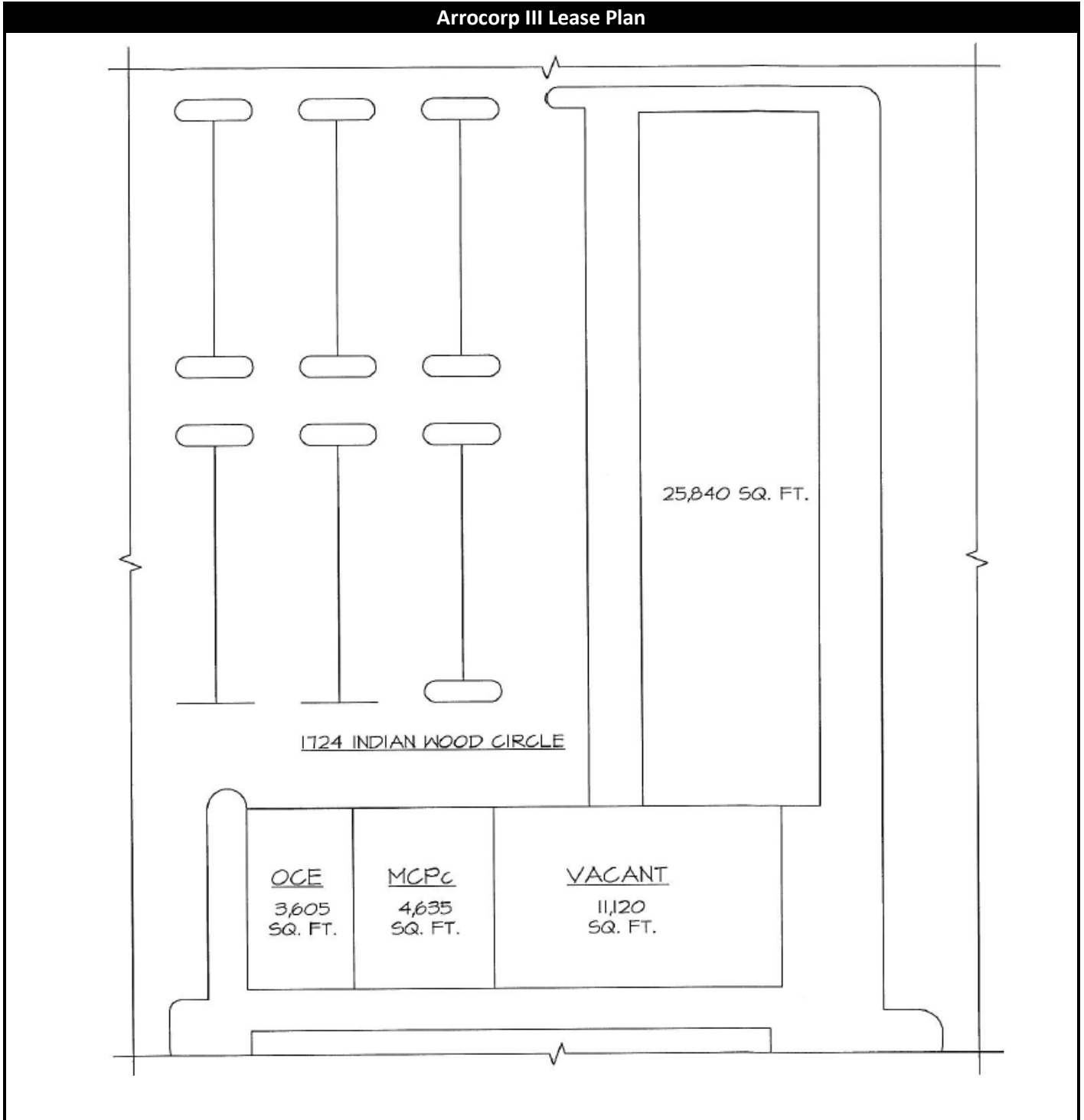
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### Property Floor Plan- Suite H – 11,120 SF



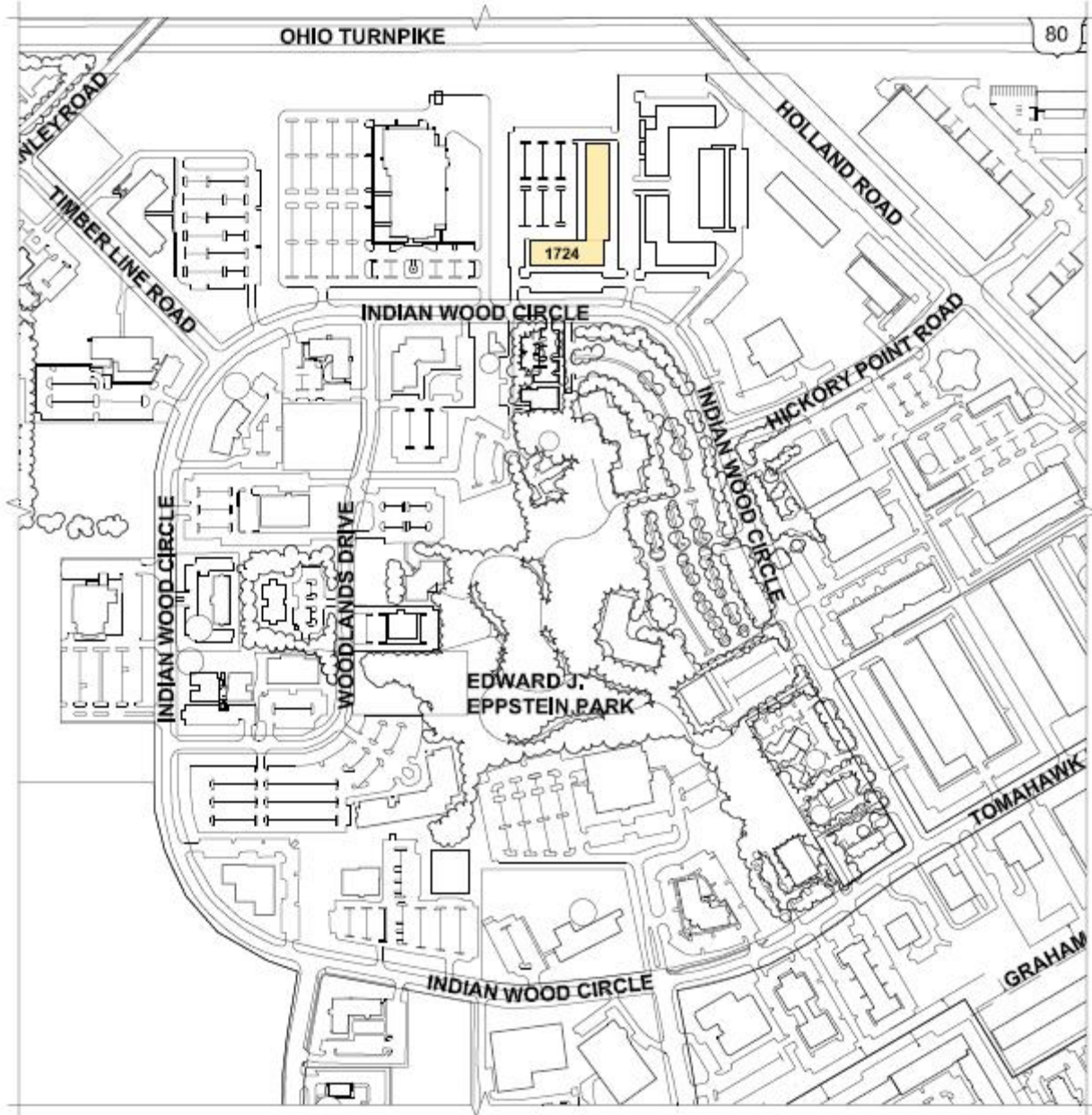
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**Arrocorp III Lease Plan**



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## Arrocorp III Site Plan



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