

7410 NOWARD ROAD
WATERVILLE TWP., OH 43566

SPECIALTY BUILDING FOR LEASE
3,410 Square Feet Available



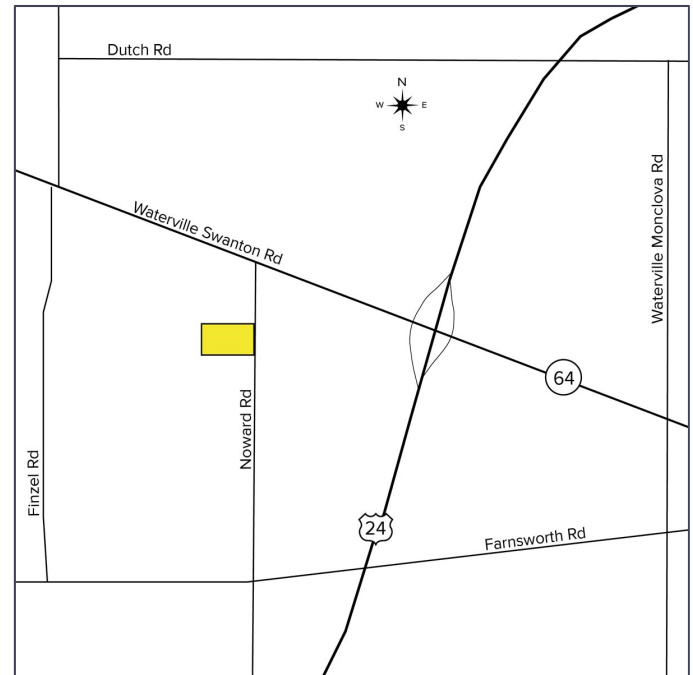
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$2,800/mo. plus utilities (propane, electric & water)
Space Available:	3,410 SF
Building Size:	4,572 SF
Number of Stories:	2
Year Constructed:	1950 – renovated in recent years
Condition:	Great
Lot Dimensions:	520' wide x irregular
Acres:	5.7130 acres
Closest Cross Street:	Waterville-Swanton Road
County:	Lucas
Zoning:	A (Agricultural District) – see comments
Parking:	unstriped with newer driveway
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick & wood
Structural System:	Brick & wood
Roof:	Shingle – new roof
Floors:	Concrete
Floor Coverings:	Carpet, wood, tile
Ceiling Height:	10' approximately
Basement:	No
Heating:	GFA
Air Conditioning:	A/C unit
Power:	200 amp 120/240 V
Restrooms:	2
Security System:	No
Overhead Doors:	No
Sprinklers:	Yes
Signage:	No

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	No
Key Available:	Lockbox on outside entrance

LEASE DETAILS

Term:	
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities
Landlord pays real estate taxes, insurance, and CAM.	

2019 REAL ESTATE TAXES

Parcel:	9145548
Assessor Number:	32019071
Total Annual Taxes:	\$14,857.79

Comments:

- Waterville Township zoning (per Lucas County website) will permit the following uses. Please call Waterville Township for additional information at 419-878-5176.

The agricultural district zoning is to provide agricultural and agriculturally related uses, essential public facilities and services such as public buildings, schools, railroads, and public utilities. This may include some commercial activities are an integral part to agriculture, such as roadside stands or structures, used for the sale of agricultural produce/products and nursery and greenhouse sales areas; churches and other related non-profit public service facilities; and single family dwelling.

- Move-in condition space includes 2 large meeting areas (one includes a fireplace), 1 large office and a kitchen.

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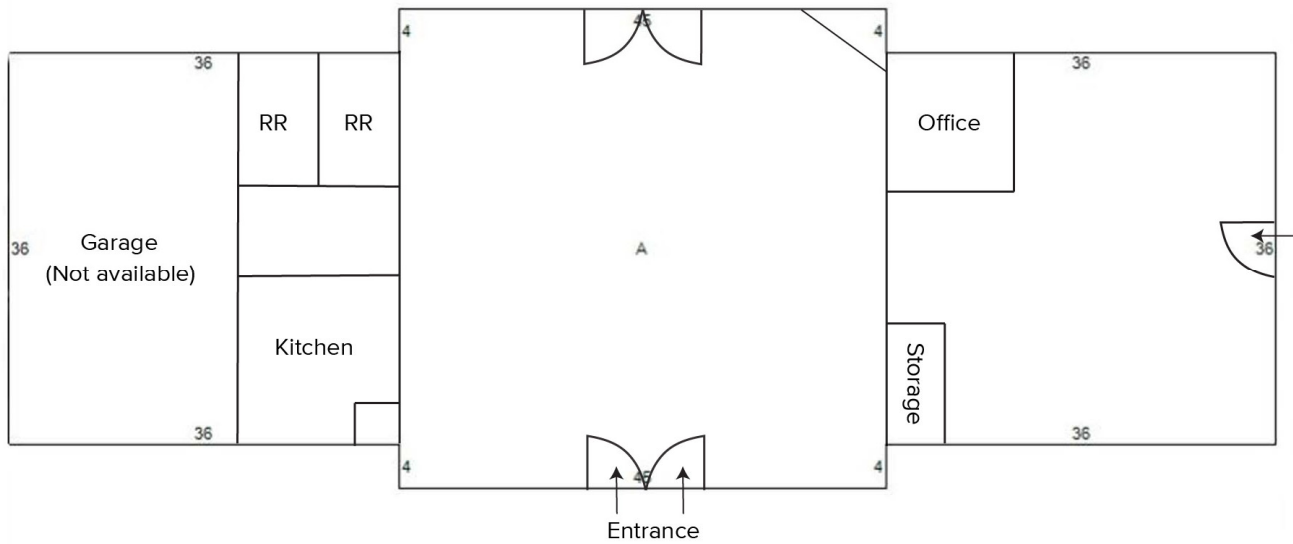
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