

Building 440

440 W Dussel Drive, Maumee, OH 43537
Lucas County County



HIGHLIGHTS

For Lease
County: Lucas County
Type: Industrial
Total SF: 22,400
Year Built: 2021
Market: Maumee

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Building 440 is a state of the art flex industrial building constructed by Tolson Enterprises in the heart of the Arrowhead Business District. The building spans 22,400 SF on a 1.86 acre lot at 440 West Dussel Drive in Maumee, Ohio. Tenants will benefit from close proximity to I-475/23 (0.5 miles) and I-80/90 (1.0 miles) as well as excellent exposure to Dussel Drive (22,000 VPD). Tenants will also benefit from an abundance of nearby retailers and hotels such as: Starbucks, Panera, Outback Steakhouse, Mancy's Bluewater Grill, Longhorn Steakhouse, Panera Bread, Cracker Barrel, Homewood Suites, Courtyard by Marriott, and Country Inn & Suites to enhance employee attraction and retention. Construction is nearly complete, and Tolson Enterprises is ready to deliver the space to tenants.

RETAILERS INCLUDE



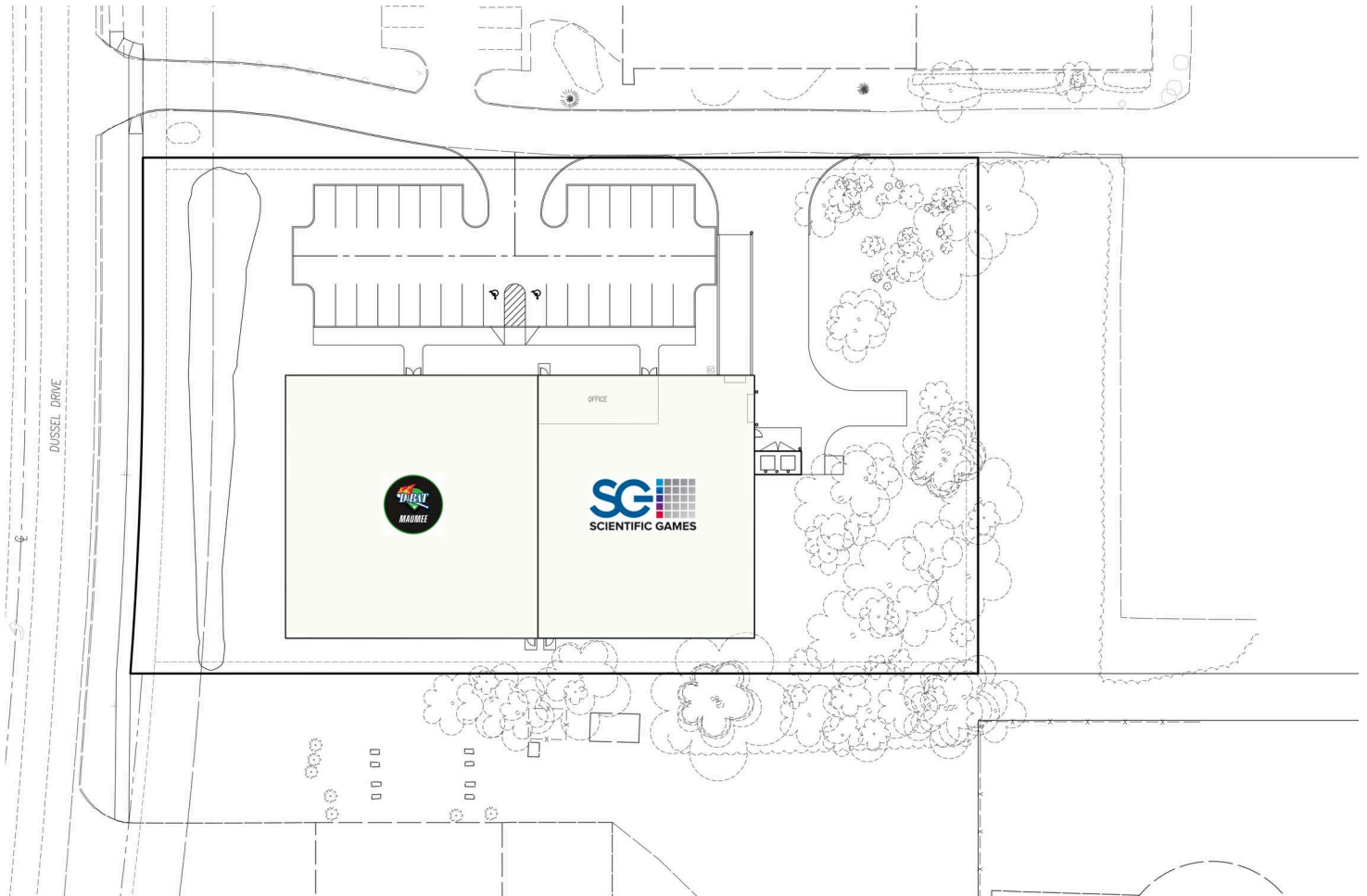
DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	3,020	52,358	126,020
Households	1,555	22,738	53,982
Average Household Income (\$)	69,498	89,941	90,097
Median Household Income (\$)	47,703	71,428	71,450

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A Scientific Games

10,192 SF

B D-Bat

12,000 SF