



7519-7535 PATRIOT

PRICING DETAILS

- Lease Price: Call For Details

GENERAL INFORMATION

- Closest Intersection: Tiffin Avenue
- County: Hancock
- City/State: Findlay, Ohio
- Zip: 45840

PROPERTY INFORMATION

- Building SF: 23,788 SF
- Parking: 50 Space +
- Current Use: Strip Center
- Space Available: 6,000 SF
- Land Size:
- Zoning: Commercial
- Traffic Count: 25,000

REAL ESTATE TAX INFORMATION

- RE Tax Year: 2016
- Total Annual Taxes: \$27,395.30

UTILITIES

- Gas: Columbia Gas
- Water: City of Findlay
- Sanitary Sewer: City of Findlay
- Electric: American Electric



PROPERTY MANAGEMENT SOLUTIONS THAT WORK FOR YOUR BUSINESS.

COMMENTS/FEATURES

- Great Signage – Prime Location in Findlay, Ohio
- Tenants Include: Stevi B's Italian Restaurant, Alternative Management Resource, and Once Upon A Child
- Next to Menard's

BUILDING DETAILS

- Year Built: 2004
- Type of Construction: Brick/Block
- Heat Fuel/Type: Gas Forced Air
- Air Conditioning: Central
- Ceiling Height: n/a
- Bay Sizes: n/a
- Floor: Concrete
- Lighting: Fluorescent
- Restrooms: ADA
- Delivery Doors: n/a
- Number of Floors: 1

LEASE SPECIFICATIONS

- Utilities/Heat: Tenant
- Electricity: Tenant
- Water: Tenant (Pro Rata)
- Real Estate Taxes: Tenant (Pro Rata)
- Insurance: Tenant (Pro Rata)
- Roof: Lessor
- Structure: Lessor
- CAM: Tenant (Pro Rata)
- Lease Term: 3 - 10 Years
- Improvements: Negotiable