

NEW CONSTRUCTION

Build-to-Suit Office or Medical



**3420-3460 Meijer Drive
Sylvania Township**

- Class A Office and Medical
- Space designed to your specifications
- Generous improvement allowance provided
- Up to 34,000 SF available
- No city income tax

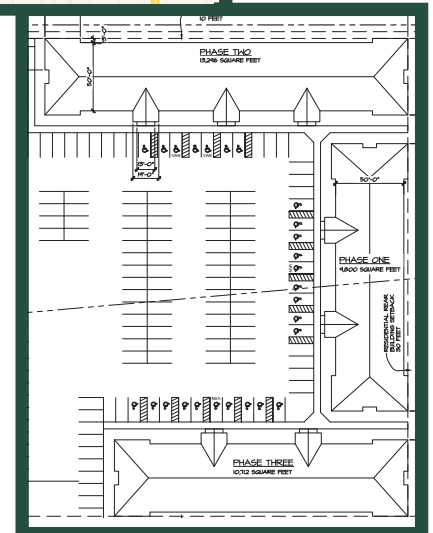
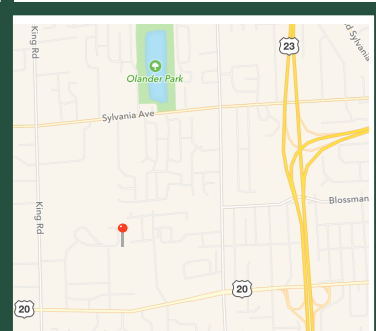
PROPERTY INFORMATION

COUNTY:	Lucas
ZIP CODE:	43617
AREA OF CITY:	Sylvania Township
NEAREST INTERSECTION:	Boulder
ZONED:	C-2
PARCEL #:	79-09841
STREET:	2-way cul-de-sac
ACREAGE:	2.592 acres
PARKING SPACES:	per code
CURB CUTS:	2
LEASE PRICE:	\$18.50 NNN

BUILDING DETAIL

TOTAL BUILDING SIZE:	Up to 34,000 SF
YEAR COMPLETE:	New Construction
NUMBER OF FLOORS:	One (1)
CONSTRUCTION TYPE:	Brick & Stone
HEATING/A/C	Individual Units

**TENANT RESPONSIBLE FOR: UTILITIES AND
PRO-RATA SHARE OF REAL ESTATE TAXES,
INSURANCE AND OPERATING EXPENSES**



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