

# NEW CONSTRUCTION

## Build-to-Suit Office or Medical



**7145 BOULDER DRIVE**  
**Sylvania Township**

### PROPERTY INFORMATION

COUNTY:	Lucas
ZIP CODE:	43617
AREA OF CITY:	Sylvania Township
NEAREST INTERSECTION:	Meijer Drive
ZONED:	C-2
PARCEL #:	79-09841
STREET:	2-way cul-de-sac
ACREAGE:	2.592 acres
PARKING SPACES:	per code
CURB CUTS:	2

### BUILDING DETAIL

TOTAL BUILDING SIZE:	Up to 30,000 SF
YEAR COMPLETE:	New Construction
NUMBER OF FLOORS:	One (1)
CONSTRUCTION TYPE:	Brick
HVAC:	Central air (each unit)
ROOF:	Pitched asphalt shingle
CEILING HEIGHT:	8'6" - 10'
RESTROOMS:	Per code
ACCESS:	See Broker for more information

- Class A Office and Medical
- Space designed to your specifications
- Generous improvement allowance provided
- Up to 30,000 SF available
- No city income tax

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

**JEREMY MILLER, BROKER**  
**419/843-4988, EXT. 102**  
[jmiller@jmsrealestate.com](mailto:jmiller@jmsrealestate.com)

**JIM SCHWERKOSKE, CEO**  
**419/843-4988, EXT. 103**  
[jim@jmsrealestate.com](mailto:jim@jmsrealestate.com)



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2927 McCord Road • Toledo, OH 43615 • 419/843-4988