Investment Property for Sale



7335 Crossleigh Court

Toledo, Ohio 43617 (Sylvania Twp)

Property Information

Nearest Intersection: Meijer Drive/ Central Avenue

Zoned: C-4 Professional/Business Office

Parcel # 79-72743 & 79-72744

Acreage: 2.65 acres

Parking Spaces: 67 spaces

Curb Cuts: One

Building Detail

Total Building Size: 13,982 SF* | 13,190 SF per lease

(*Per Lucas County Auditor)

Year Complete: Unit 100- 2006; Unit 200- 2015

Number of Floors: One

Construction Type: wood frame, brick, concrete

HVAC: GFA, Central Air Roof: Shingle

Ceiling Height: 9'-10' 200 Amp, 3 Phase



Wells Fargo Advisors

Sale Price: \$2,695,000.00

\$234,122.50 Annual NOI

* Base Rent: \$17.75 PSF

* Lease Type: NNN

* Rent Commencement: 9/1/2015

* Lease Expiration: 9/1/2025

* Two, Five (5) year Options

* One-time Termination right following 7th year w/ 6 months notice plus payment of non-amortized costs (total approximate value over \$198,000)

2018 Operating Expense Summary

CAM: \$4.29 PSF

Insurance: \$0.42 PSF

Real Estate Taxes: \$3.20 PSF

Total: \$7.91 PSF

(Paid by Tenant)

Jeremy Miller

419-843-4988 Ext. 102

jmiller@jmsrealestate.com

Licensed Real Estate Broker. All information submitted may be subject to errors and omissions. No warranty or representation is made to the accuracy of the information contained herein.



Office Investment For Sale

Wells Fargo Advisors









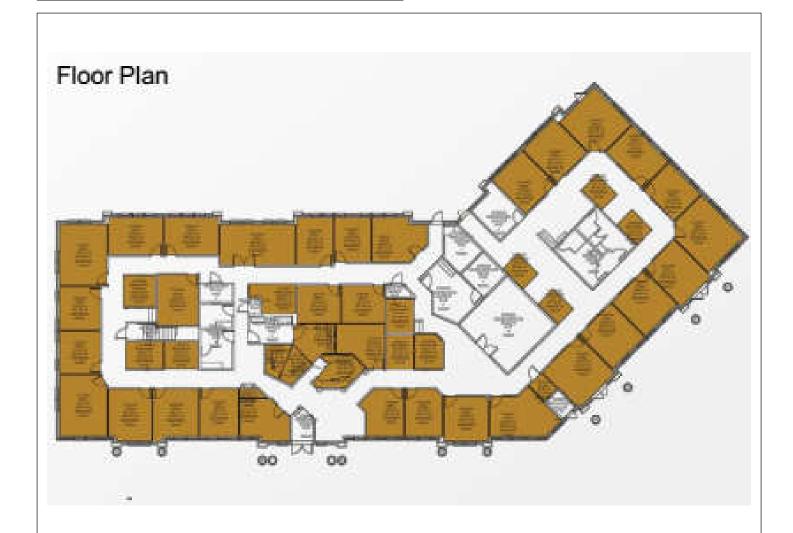






All information submitted may be subject to errors and omissions. No warranty or representation is made to the accuracy of the information contained herein.

7335 Crossleigh Court





7335 Crossleigh Court Operating Expenses Summary

Well Fargo Building | 7335 Crossleigh Court Toledo, Ohio

Unit #1 8990 SF

Unit #2 4200 SF

Total 13190 SF

	2016	2017	2018
Common Area Maintenance			
General Maintenance	\$884.50	\$1,600.00	\$0.00
Trash Removal	\$3,426.85	\$4,332.24	\$5,507.15
Landscaping & Snow Removal	\$15,548.62	\$19,141.40	\$22,492.39
Management	\$9,364.90	\$9,364.90	\$9,364.90
Master Association Fees	\$6,438.29	\$6,676.83	\$6,847.68
Water & Sewer	\$8,063.37	\$9,457.21	\$10,483.95
Electricity	\$2,321.02	\$2,116.82	\$1,903.30
subtotal	\$46,047.55	\$52,689.40	\$56,599.37
Per Square Foot	\$3.49	\$3.99	\$4.29
nsurance	\$5,248.00	\$5,397.00	\$5,571.00
Per Square Foot	\$0.40	\$0.41	\$0.42
Real Estate Taxes			
Parcel 1	\$24,912.90	\$25,339.06	\$25,221.22
Parcel 2	\$17,424.60	\$17,726.56	\$16,934.76
subtotal	\$42,337.50	\$43,065.62	\$42,155.98
Subtotal			
Price Per Square Foot	\$3.21	\$3.27	\$3.20
	\$3.21	\$3.27	\$3.20
	\$3.21 \$93,633.05	\$3.27 \$101,152.02	\$3.20 \$104,326.35

