

Investment Property for Sale



Wells Fargo Advisors

Sale Price:
\$2,695,000.00

\$234,122.50 Annual NOI



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

- * **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)

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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.



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Office Investment For Sale

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Investment Property For Sale

7335 Crossleigh Court

Floor Plan



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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
Insurance	\$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
Price Per Square Foot	\$3.21	\$3.27	\$3.20
Annual Expenses	\$93,633.05	\$101,152.02	\$104,326.35
PSF	\$7.10	\$7.67	\$7.91

