



PERRYSBURG FLEX SPACE

September 1, 2024

Subject: Flex Space for Lease
700 W. Boundary St.
Suite E
Perrysburg, Ohio 43551

To Whom it may concern,

Perrysburg Flex Space is offering Suite E for lease. The space is available January 1, 2025.

Suite Details

- ✓ Shop and office space total area – 2,673 SqFt
- ✓ Front office (Heat & AC) ~10'x18'
- ✓ Bathroom
- ✓ Shop Sink
- ✓ Open shop with high ceilings
- ✓ (2) 80,000 BTU shop heaters
- ✓ Shop Exhaust Fan
- ✓ Overhead door ~ (X x X)
- ✓ 110V / 208 – 200A

Other:

- ✓ Additional outdoor storage available for additional cost.

Lease: 12+ months

Call / month

Other:

- ✓ Office trash pickup is included. Shop / Manufacturing waste is not included
- ✓ Separately metered gas and electric.
- ✓ Nominal water usage is assumed. Water is shared by all tenants and billed per Sq Ft.
- ✓ Buckeye phone / cable is available
- ✓ Traffic at location: 11,309 vehicles per day (2023)
- ✓ Additional parking / fenced in storage is available at an additional cost

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