



November 1, 2024

Subject: Flex Space for Lease

700 W. Boundary St.
Suite D
Perrysburg, Ohio 43551

To Whom it may concern,

Perrysburg Flex Space is offering Suite D for lease. The space is available ~11/1/24.

Suite Details

- ✓ Total Area – 1,485 SqFt
- ✓ Front office (Heat & AC) ~10'x14'
- ✓ Open shop with 14' high ceiling
- ✓ Shop sink
- ✓ Front bay floor drain
- ✓ ADA Bathroom
- ✓ 100,000 BTU shop heater
- ✓ 9' Front overhead door
- ✓ 9' Rear overhead door
- ✓ 110v / 208v 200A

Other:

- ✓ Additional outdoor storage available for an additional cost.

Lease: 12+ months

~ \$ Call / month

Other:

- ✓ 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 Rt 25: 11,309 vehicles per day (2023)
- ✓ Additional parking / fenced in storage is available at an additional cost

Sean Thomas
Manager
Groggy Properties LLC
Sales@GroggyProperties.com
www.PerrysburgFlexSpace.com