

8432 W. CENTRAL AVENUE  
SYLVANIA TWP., OHIO 43560

INDUSTRIAL SPACE FOR LEASE  
2,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**SYLVANIA BUSINESS PLAZA**



## GENERAL INFORMATION

Lease Type:	\$1,300/mo + utilities & prorata snow removal
Space Available:	Unit 10 – 2,000 sf
Building Size:	35,000 square feet
Number of Stories:	1
Year Constructed:	1987
Condition:	Very good
Acreage:	3.718
County:	Lucas
Closest Cross Street:	Centennial Road
Zoning:	Mixed Zone Parcel - Class Land Use I/70
Parking :	In common
Curb Cuts:	1
Street:	4 lane, 2 way - located at the point where Central Avenue merges from 4 lanes to 2 lanes



For more information, please contact:

**JOE FRANCIS**

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Four SeaGate, Suite 608

Toledo, Ohio 43604

[www.signatureassociates.com](http://www.signatureassociates.com)

**UNIT 10**

Office Space:	640 square feet
Shop Space:	1,360 square feet
Exterior Walls:	Block
Structural System:	Masonry
Roof:	Pitched asphalt shingle
Floors:	Concrete
Floor Coverings:	Carpet and tile in office areas
Ceiling Height:	12' clear
Basement:	No
Heating:	Mix of forced air furnaces and suspended unit heaters
Air Conditioning:	Central in office areas, window unit in warehouse
Power:	100a/200v
Security System:	Yes
Restrooms:	Two
Overhead Door:	One - 10' x 10'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Pylon sign at road for use by all tenants & facia
Rail:	No
Cranes:	No
Floor Drains:	No

**BUILDING INFORMATION**

Occupancy Date:	April 1, 2025
Sign on Property:	Yes
Key Available:	Yes

**LEASE DETAILS**

Term:	Negotiable
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsibilities: Suite utilities, suite janitorial, content and liability insurance, prorata share of snow removal.	

**2025 REAL ESTATE TAXES**

TD:	78
Parcel:	28642, 28641
Assessor Number:	30-025-087, 081
Total Taxes:	\$46,163.78

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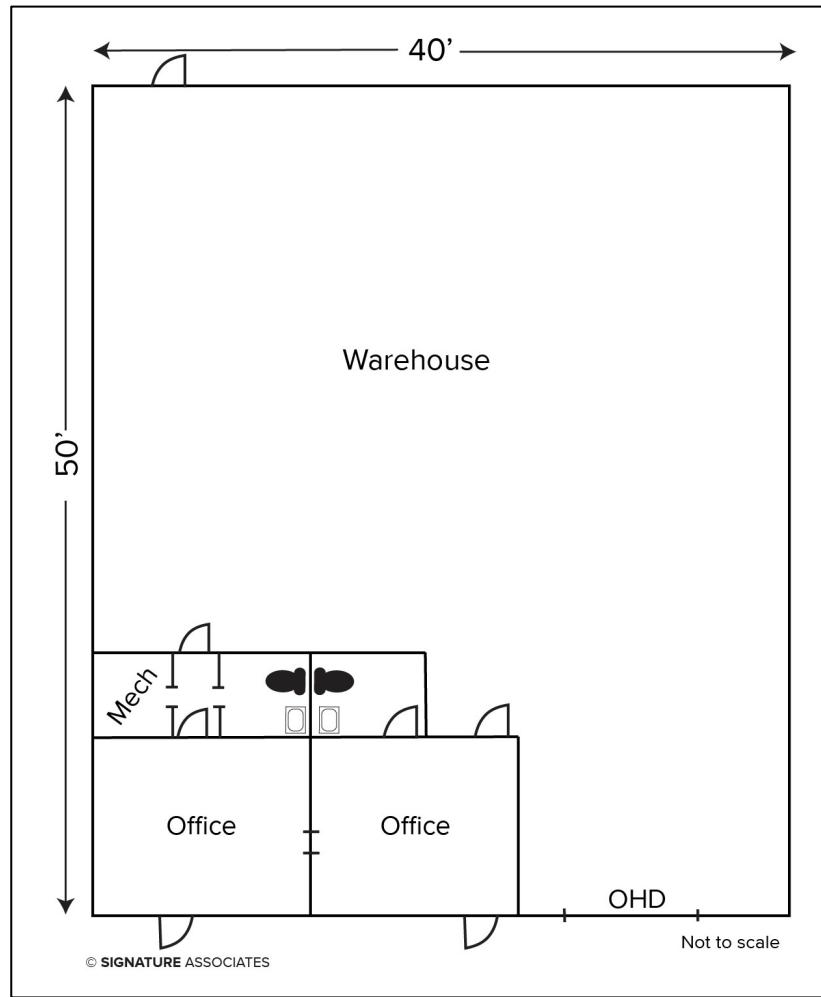
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8432 W. Central Avenue, Sylvania Twp. OH 43560  
Industrial Space For Lease

2,000  
Square Feet  
AVAILABLE

Unit 10



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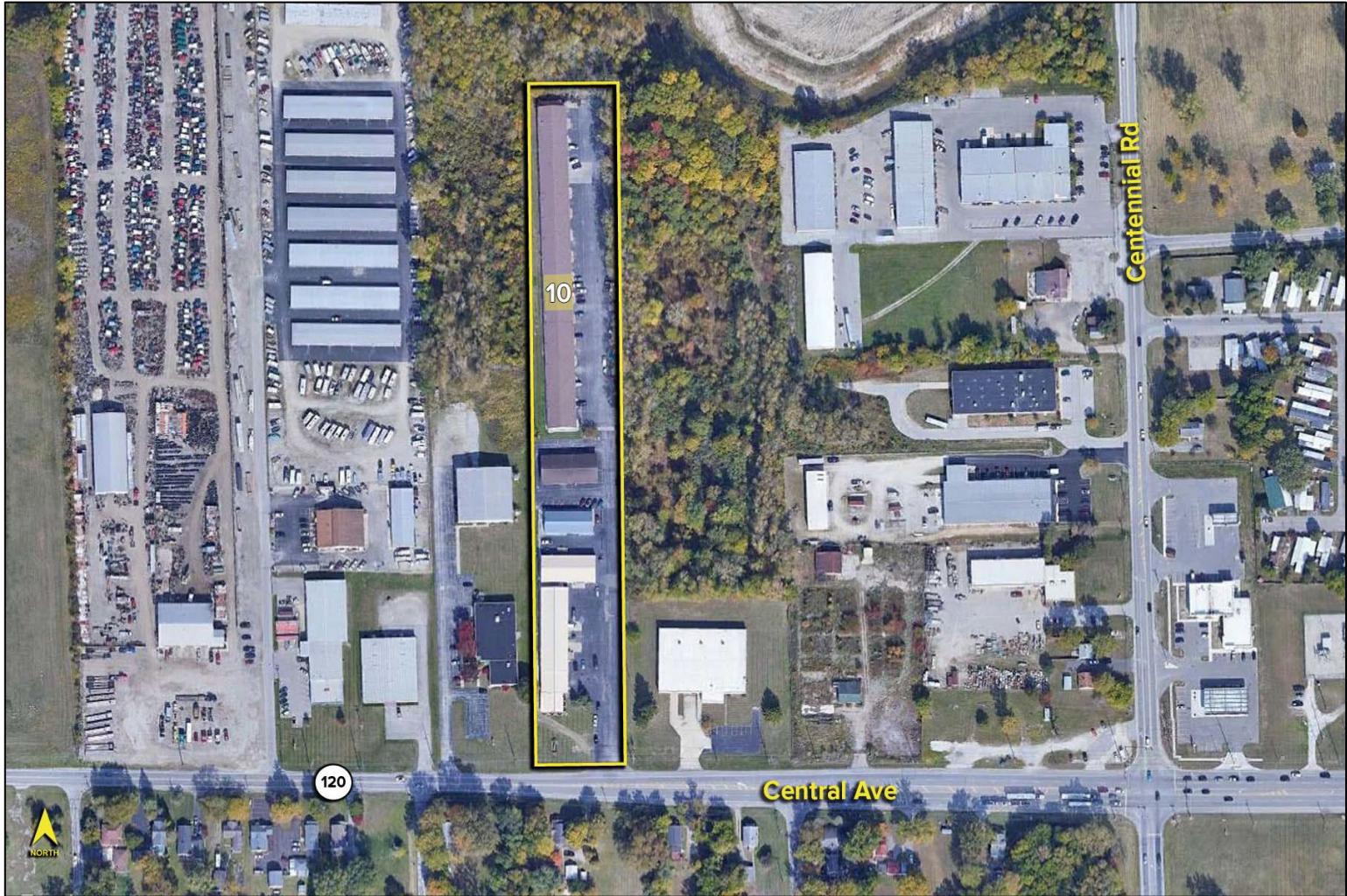
# 8432 W. Central Avenue, Sylvania Twp. OH 43560

## Industrial Space For Lease

2,000  
Square Feet  
AVAILABLE

### Comments:

- Sylvania Township flex space conveniently located 3 miles from the Central Avenue I-475/US-23 interchange.
- Two 10' x 12' offices. Two restrooms with clean warehouse space.
- Grade level loading and unloading.
- Currently no payroll tax in Sylvania Township.



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