

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
(419) 249 6320
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

8432 W. Central Avenue, Sylvania Twp. OH 43560

Industrial Space For Lease

2,000
Square Feet
AVAILABLE

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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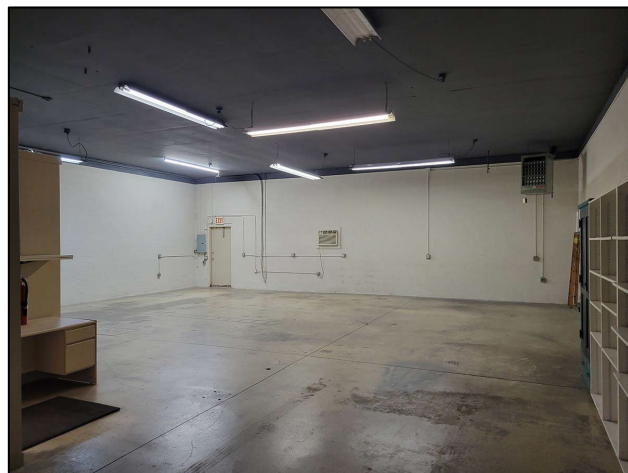
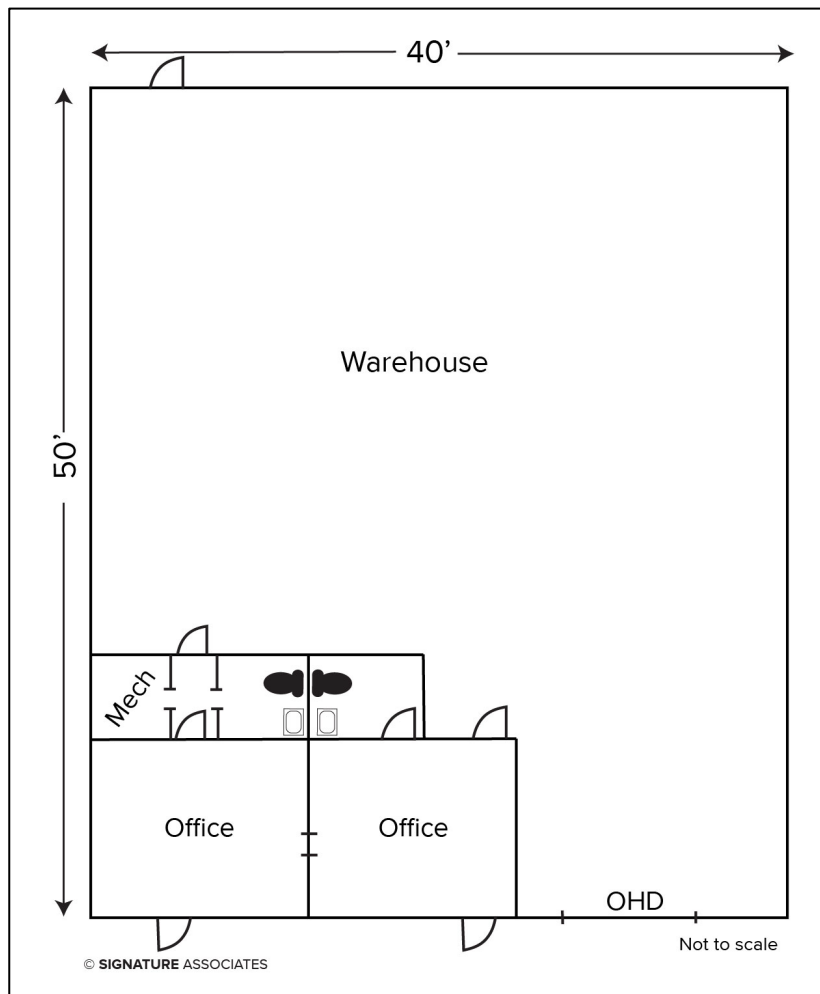
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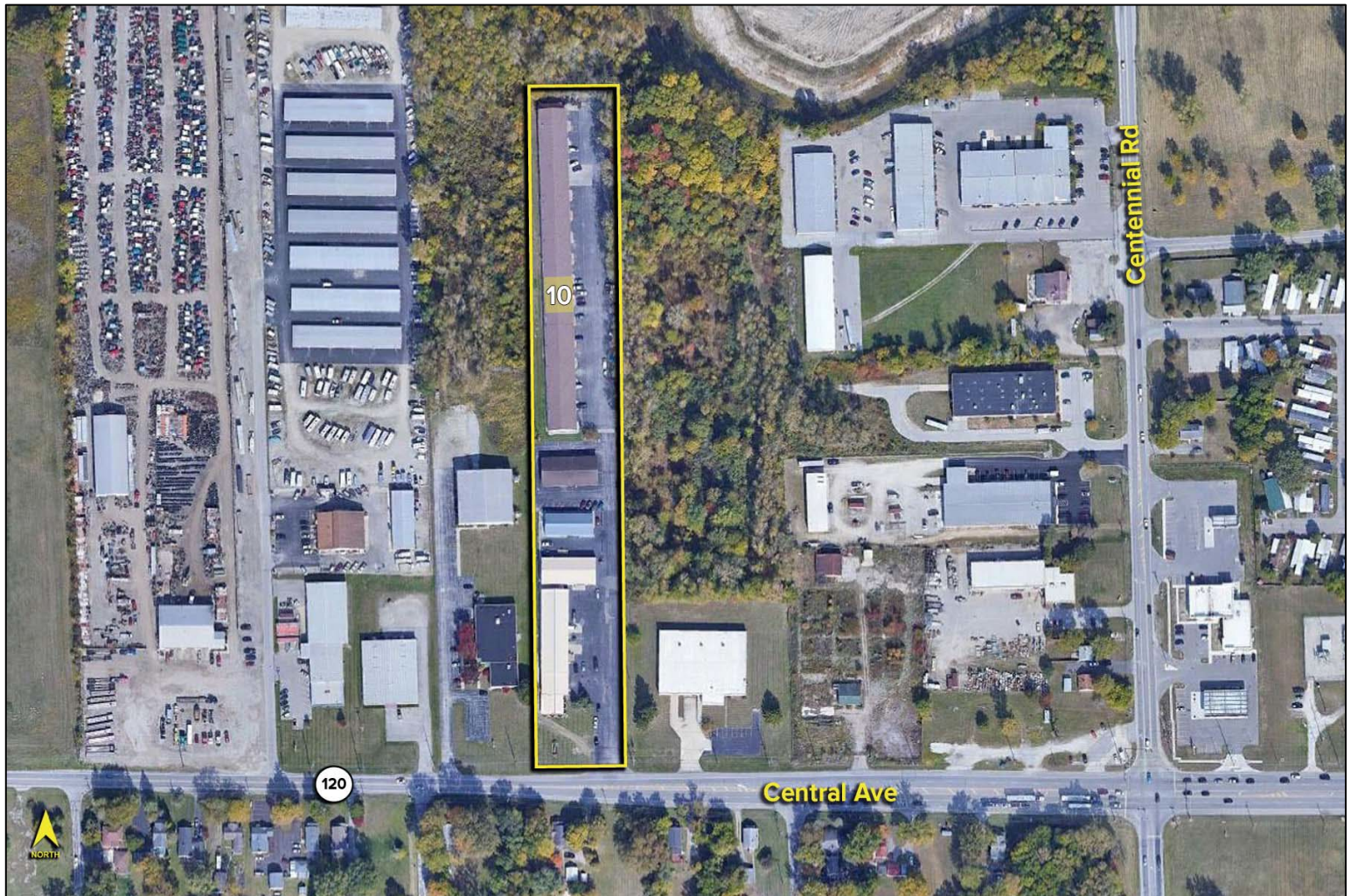
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Comments:

- 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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