

8432 W. CENTRAL AVENUE
SYLVANIA TWP., OHIO 43560

INDUSTRIAL SPACE FOR LEASE
6,000 Square Feet Available



**SIGNATURE
ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

SYLVANIA BUSINESS PLAZA



GENERAL INFORMATION

| | |
|-----------------------|--|
| Lease Type: | \$1,400/mo + utilities & prorata snow removal |
| Space Available: | Units 6, 7, 8 – 2,000 sf each |
| 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:

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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
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UNIT 6

| | |
|--------------------|---|
| 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 |

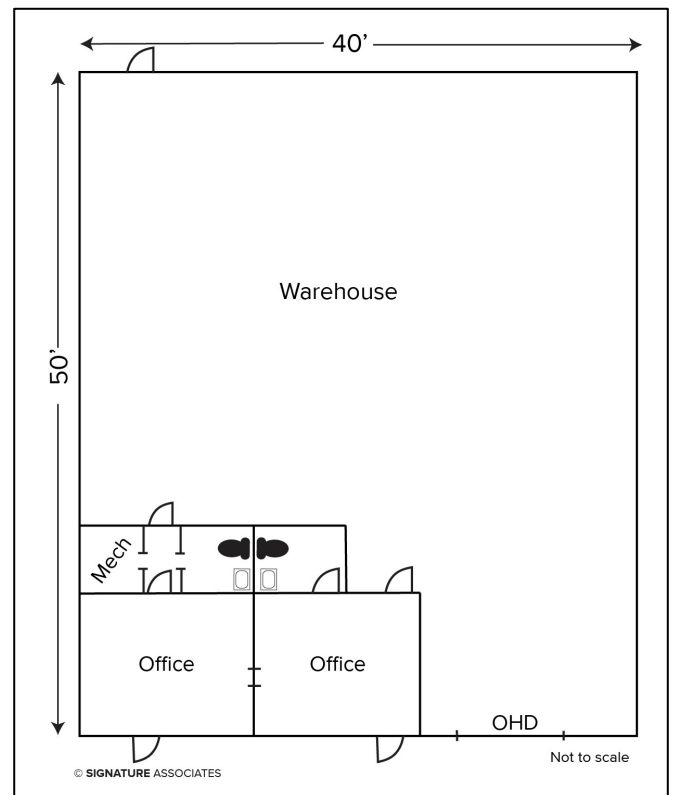
BUILDING INFORMATION

| | |
|-------------------|-------------------------------|
| Occupancy Date: | 30 days after lease execution |
| 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.



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UNIT 7

| | |
|--------------------|---|
| 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 |

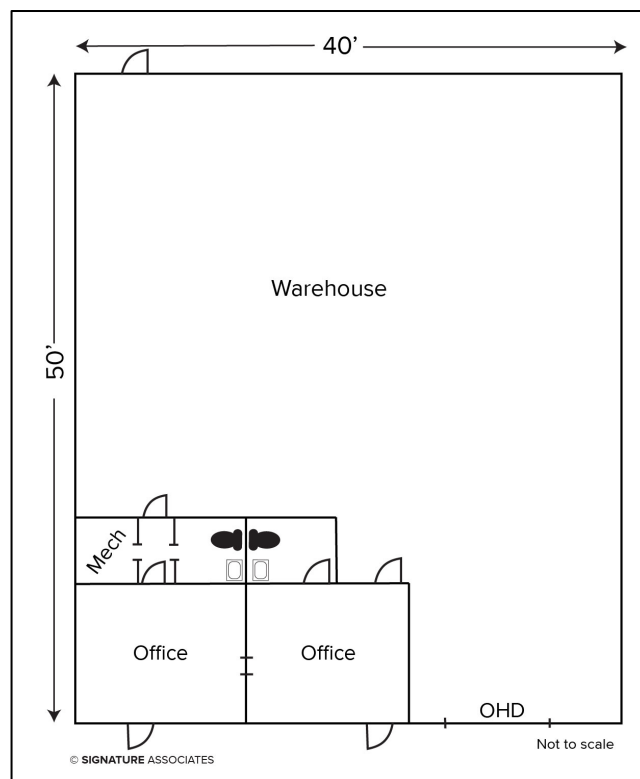
- Open and being remodeled.

BUILDING INFORMATION

| | |
|-------------------|--------------|
| Occupancy Date: | June 1, 2026 |
| 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. | |



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UNIT 8

| | |
|--------------------|---|
| 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: July 1, 2026

Sign on Property: Yes

Key Available: Yes

LEASE DETAILS

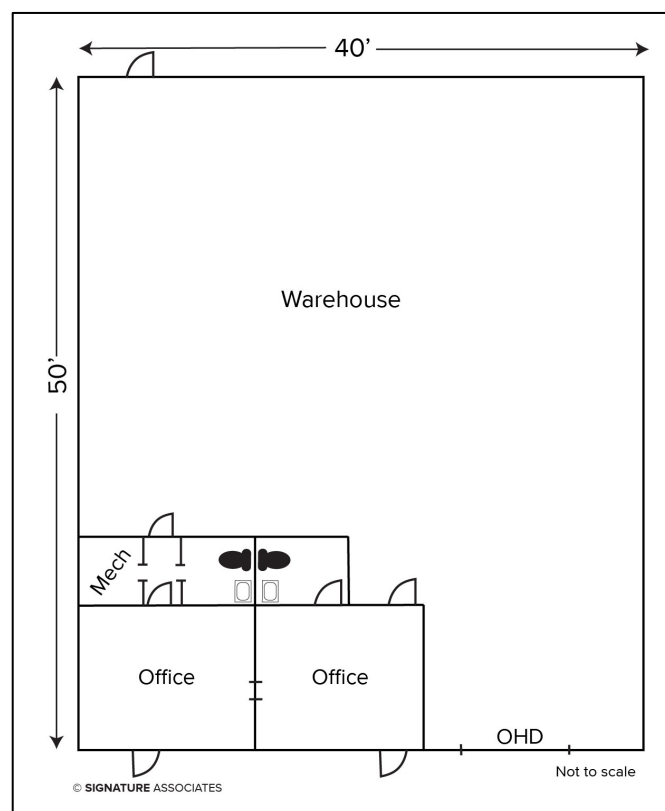
Term: Negotiable

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.



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8432 W. Central Avenue, Sylvania Twp. OH 43560

Industrial Space For Lease

6,000
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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