

7846 - 7862 W. CENTRAL AVENUE
SYLVANIA TOWNSHIP, OH 43617

OFFICE/FLEX SPACE FOR LEASE
1,800 – 2,600 Square Feet Units Available




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

TIMBERSTONE SQUARE



VIEW VIDEO TOUR
 **SUITE 7856 & 7860**

AVAILABLE SPACE & PRICING

	SIZE	LEASE RATE
Suite 7854 (Office)	2,600 SF	\$9.00/SF NNN
Suite 7856 (Office)	1,800 SF	\$7.00/SF NNN
Suite 7860 (Office)	2,000 SF	\$7.00/SF NNN

Building Size: 31,700 SF
Number of Stories: 1
Year Constructed: 1986
Condition: Good
Acreage: 10 acres
County: Lucas
Closest Cross Street: King Road
Zoning: MX – Mixed Zone
Parking Spaces: 100 spaces in common
Curb Cuts: 2
Street: 4 lane with center turn lane



For more information, please contact:

ROB KELEGHAN, SIOR
(419) 249 6323 or (419) 680 7663
rkeleghan@signatureassociates.com

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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Office Space:	Suite 7854 – 2,600 SF Suite 7856 – 1,800 SF Suite 7860 – 2,000 SF
Warehouse Space:	No
Exterior Walls:	Masonry
Structural System:	Wood truss
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	Carpet and vinyl tile
Ceiling Height:	7' – 12'
Basement:	No
Heating:	Gas Forced Air
Air Conditioning:	Central
Power:	200 amps, 3 phase
Security System:	No
Restrooms:	2
Overhead Door:	No
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Clark King, CPA
Occupancy Date:	Q 4 - 2025
Other Tenants:	See site plan
Sign on Property:	Yes
Key Available:	No

LEASE DETAILS

Term:	Minimum of 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for utilities and prorata share of taxes, CAM and insurance – est. \$2.00 psf.	

2024 REAL ESTATE TAXES

TD:	78
Parcel:	30624
Assessor Number:	30-022-026.0
Total Annual Taxes:	\$44,435.62

Comments:

- Property is well maintained with professional management.
- Fast growing area in Sylvania Township just west of King Road.
- 1.6 Miles to US 23/I-475.
- No income tax currently levied by Sylvania Township.
- Fully air conditioned.

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Scuttlebutt					1st National Printing
3,000 sf (2,000 off 1,000 whse)	1,000 sf Office	2,000 sf (1,000 office 1,000 whse)	2,000 sf (600 office 1,400 whse)	1,500 sf All office	3,000 sf (1,800 off 1,200 whse)
7862F	7862E	7862D	7862C	7862B	7862A

	Toledo Trade Exchange			Arista
AVAILABLE 2,000 SF OFFICE		AVAILABLE 1,800 SF OFFICE	AVAILABLE 2,600 SF OFFICE	4,000 sf
7860	7858	7856	7854	7846-7850

Harmon Sign

Central Avenue

Firestar
7880 Central Ave

For more information, please contact:

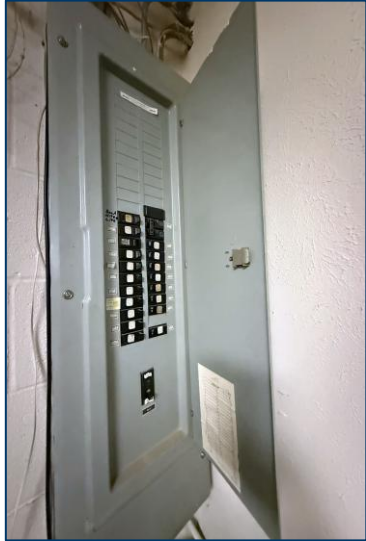
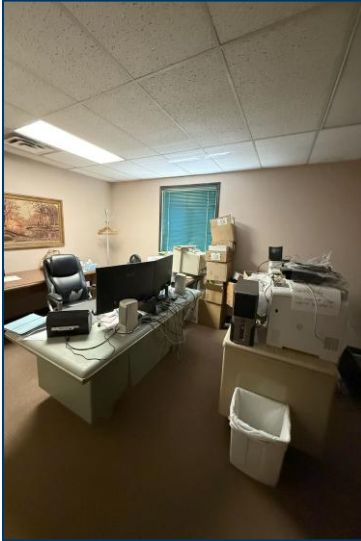
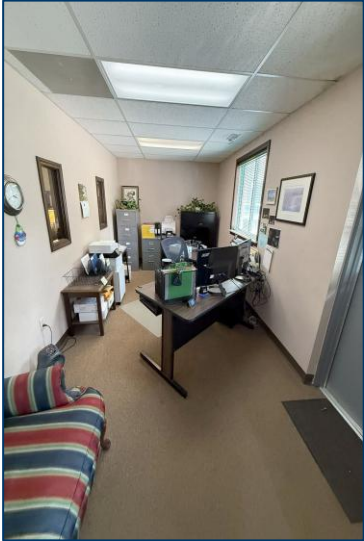
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Suite 7854



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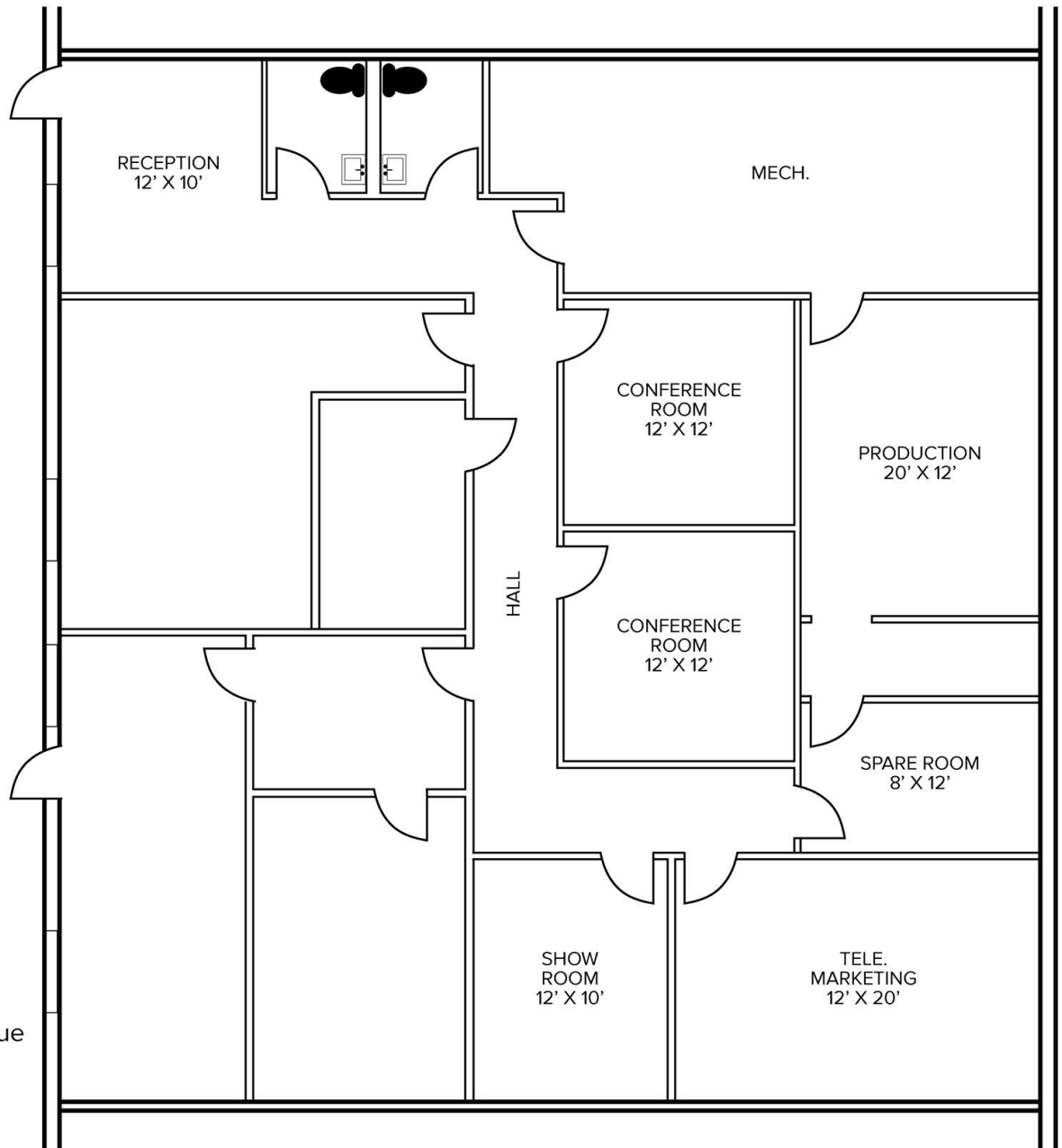
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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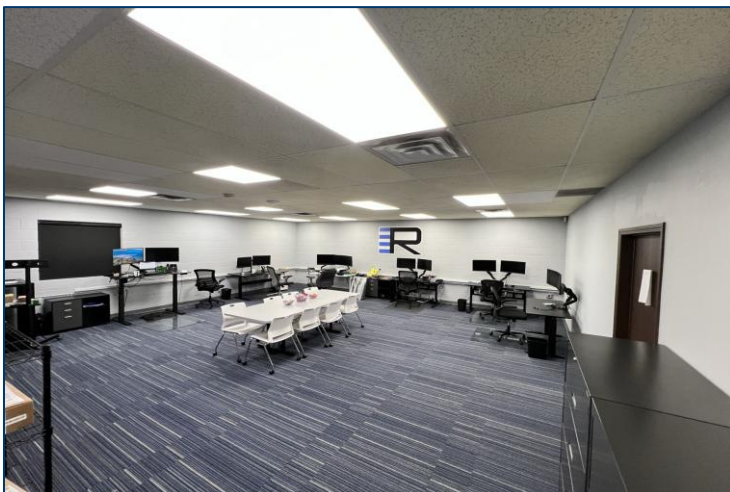
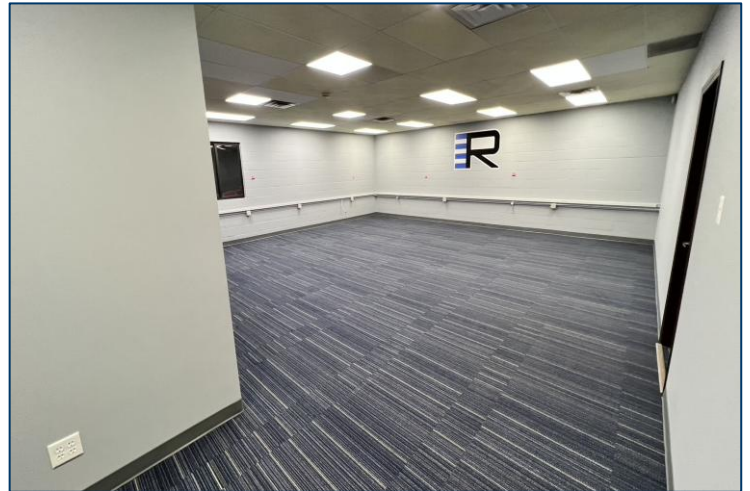
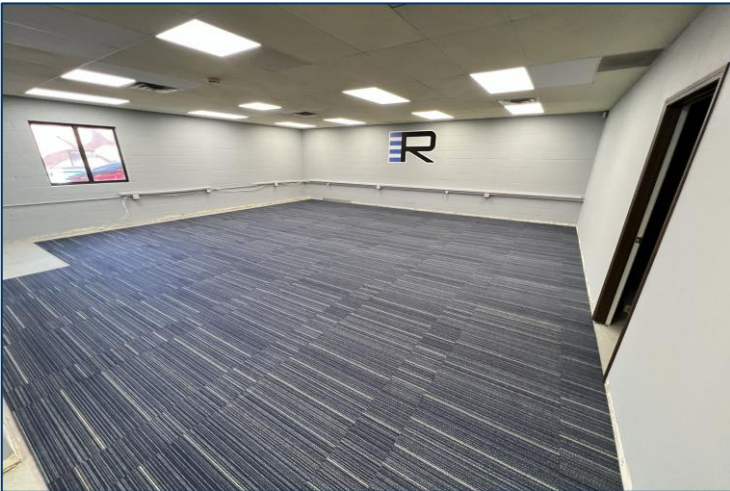
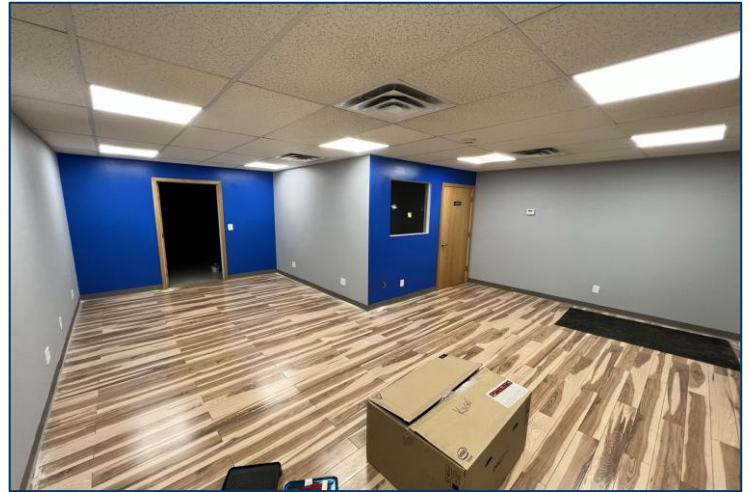
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Suite 7856



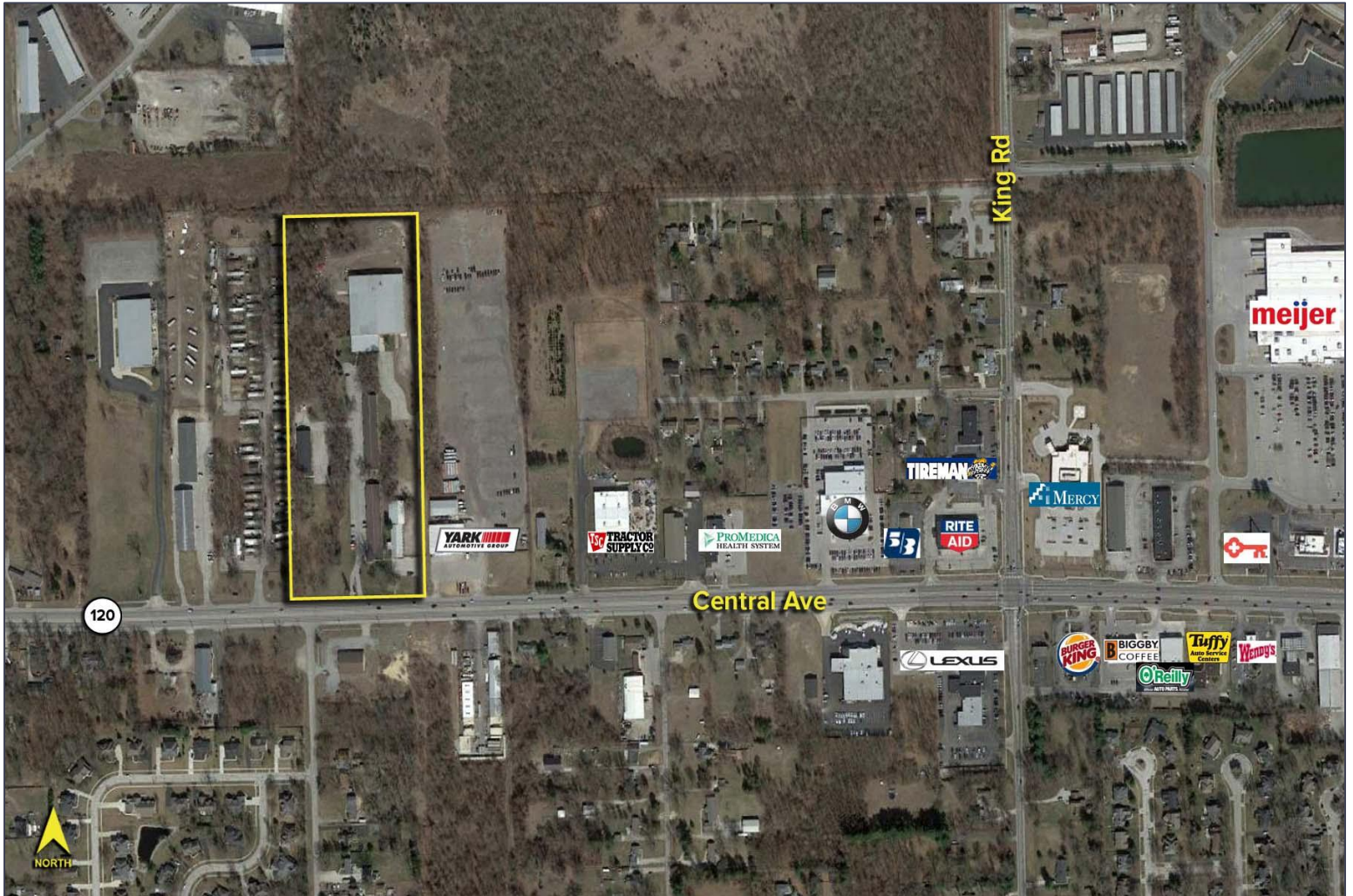
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