

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

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



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FULL-SERVICE COMMERCIAL REAL ESTATE

TIMBERSTONE SQUARE



VIEW VIDEO TOURS



SUITE 7860

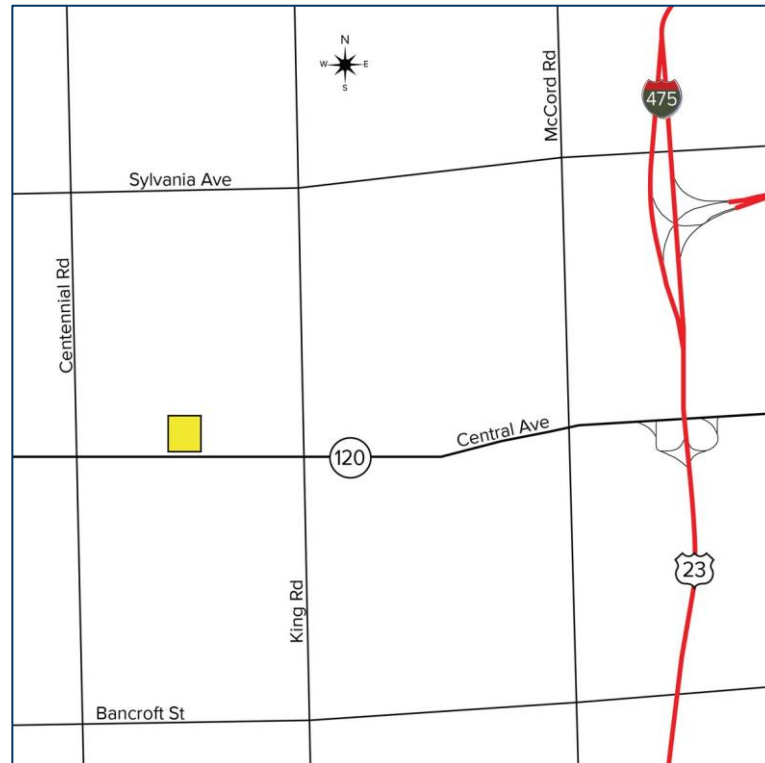


SUITE 7856

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
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7150 Granite Circle, Suite 200
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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

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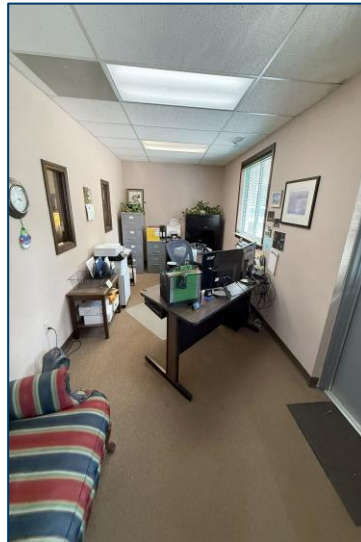
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Suite 7854



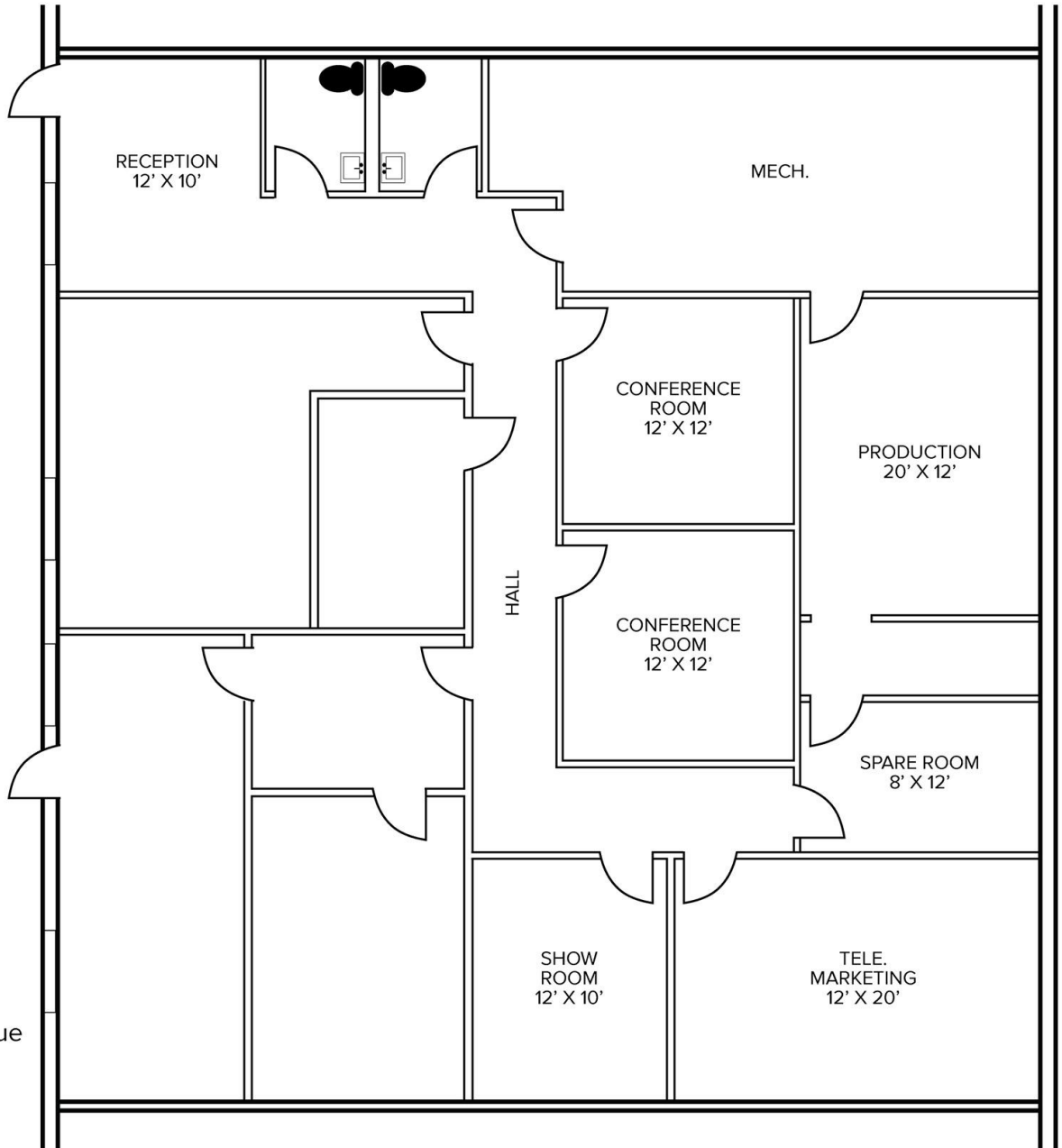
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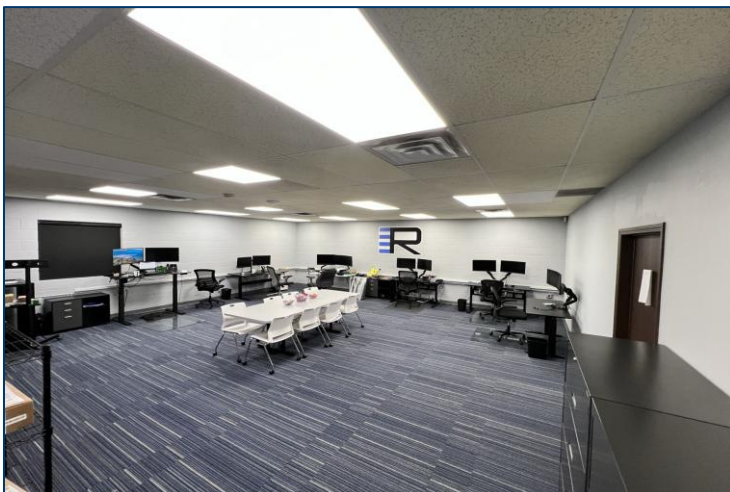
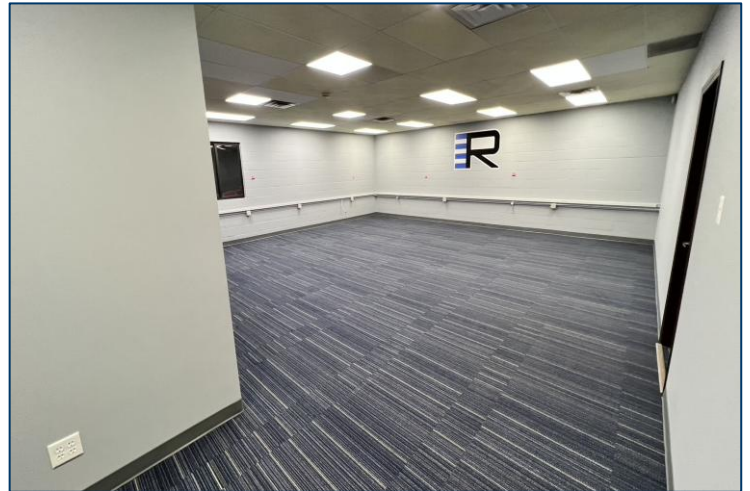
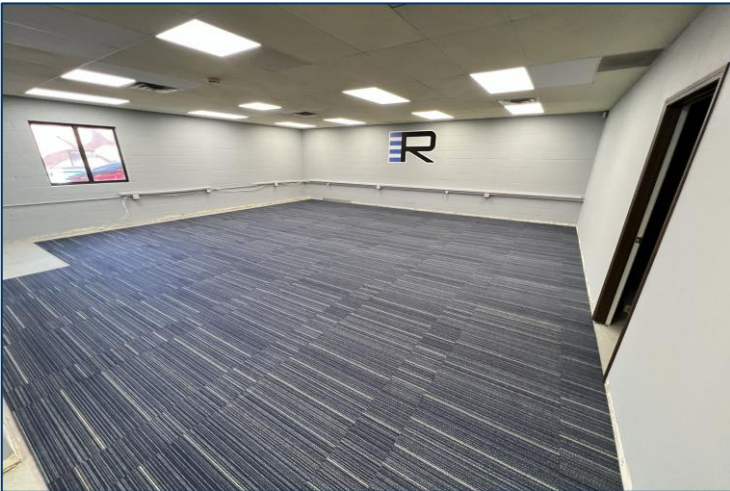
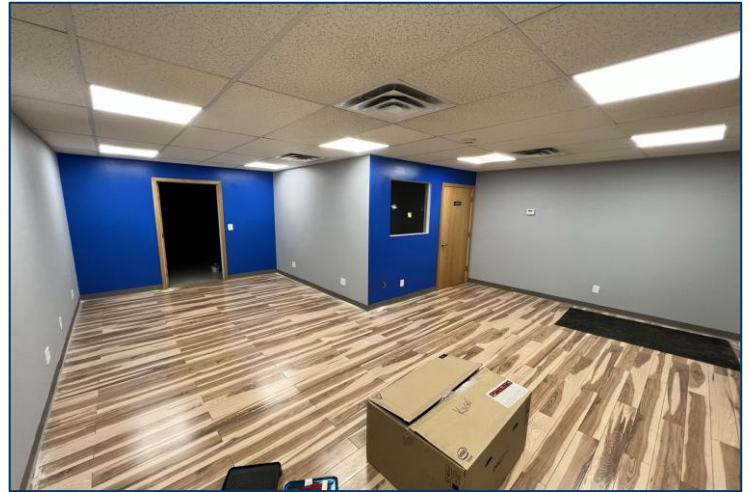
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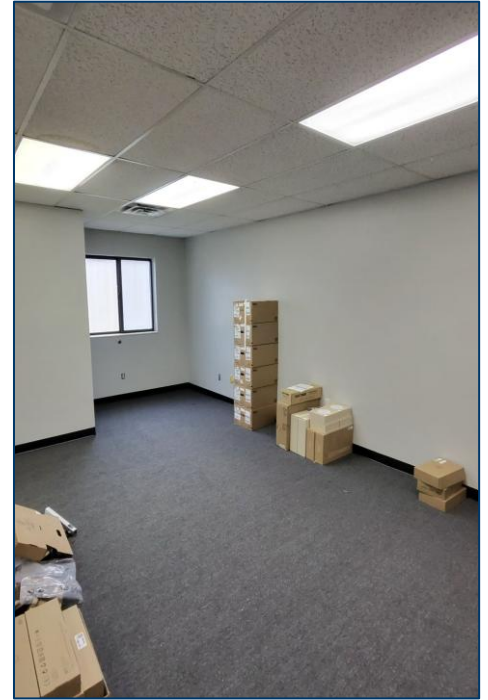
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Suite 7856



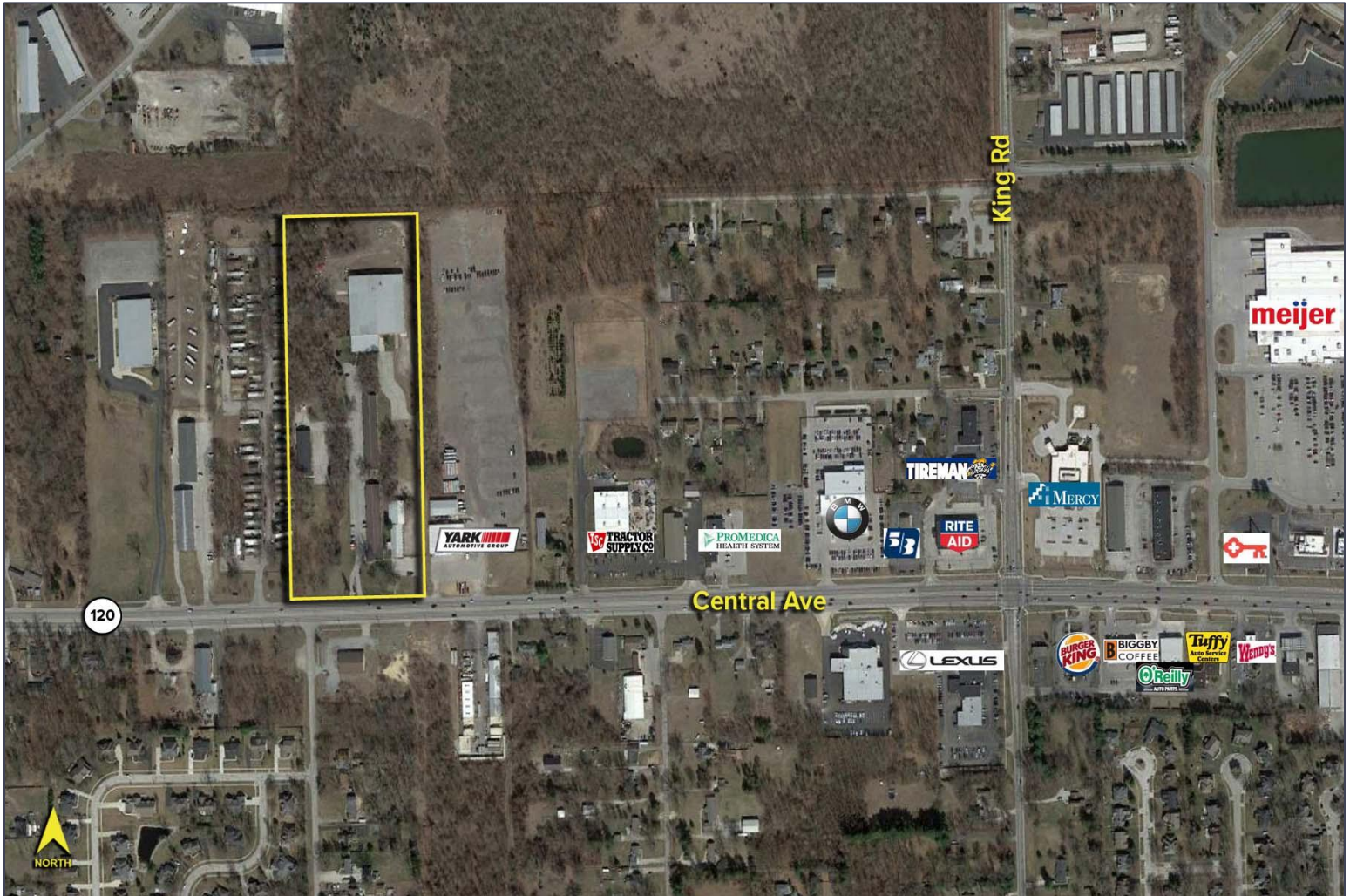
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