

1615 US HIGHWAY 20

(CENTRAL AVENUE)

SWANTON, OHIO 43558

INDUSTRIAL BUILDING FOR LEASE

1,800 - 8,800 Square Feet Available



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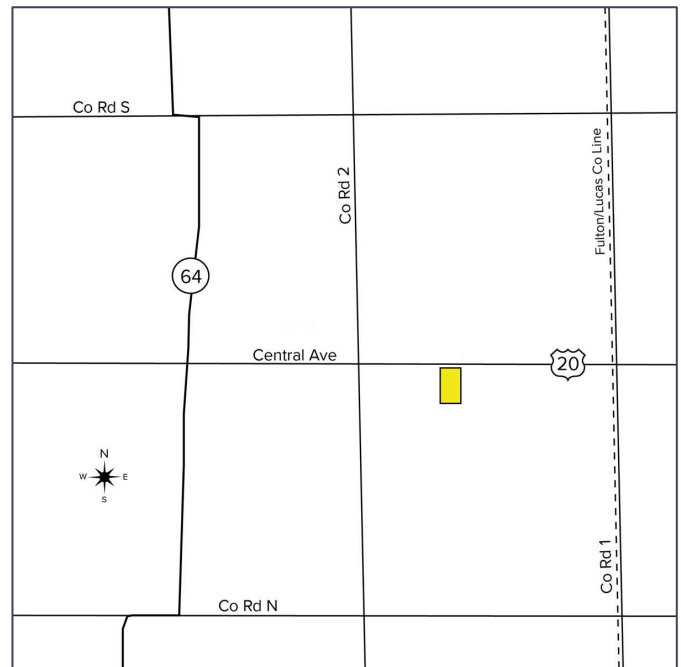
FULL-SERVICE COMMERCIAL REAL ESTATE

VINTAGE AUTO WORKS



GENERAL INFORMATION

Lease Rate:	\$8.50 per square foot
Available Space:	1,800, 2,000 & 5,000 SF
Building Size:	8,800 square feet
Number of Stories:	One
Year Constructed:	1952, 2000, 2021
Condition:	Very good
Acreage:	1.01 acres
Closest Cross Street:	Fulton-Lucas Road (CR-1)
County:	Fulton
Zoning:	C-3 – Gen. Business
Parking:	30, shared
Curb Cuts:	Two
Street:	2 lane



For more information, please contact:

JOE FRANCIS

(419) 249 6320

jfrancis@signatureassociates.com

SIGNATURE ASSOCIATES

7150 Granite Circle, Suite 200

Toledo, Ohio 43617

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BUILDING 1 – LEASE RATE: \$1,450/MONTH

Office Space:	200 square feet
Shop Space:	1,800 square feet
Exterior Walls:	Block
Structural System:	Masonry
Roof:	Pitched asphalt shingle
Floors:	Concrete
Floor Coverings:	Concrete & tile in office areas
Ceiling Height:	14' clear
Basement:	No
Heating:	Co-Ray-Vac, forced air furnaces
Air Conditioning:	Central in office areas
Power:	200a/240v
Security System:	Yes
Restrooms:	One
Overhead Door:	Two - 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:	Yes
Year Built/Remodeled:	1952/2021

BUILDING INFORMATION

Occupancy Date: Negotiable

Sign on Property: Yes

Key Available: Yes

LEASE DETAILS

Term: 3 – 5 years

Security Deposit: Equal to 1 month's rent

Options: Negotiable

Improvement Allowance: None

Tenant responsibilities: Suite utilities, suite janitorial, content and liability insurance, prorata share of snow removal.



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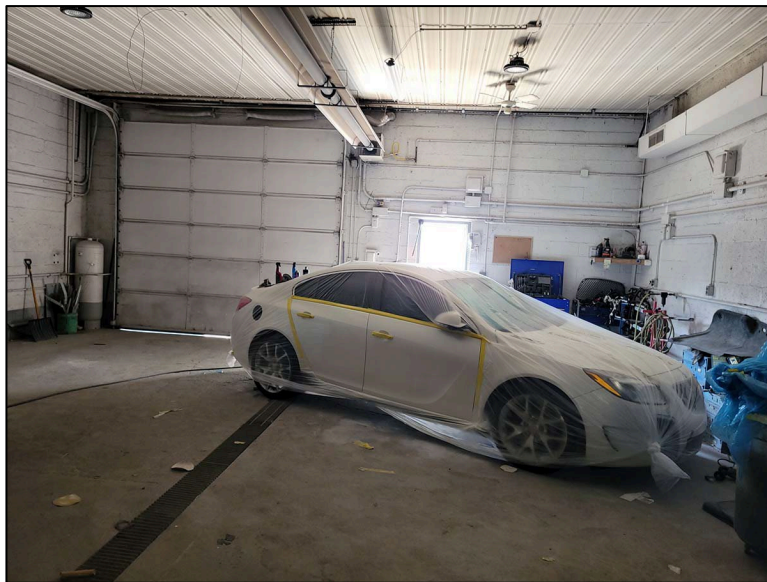
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Building 1



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BUILDING 2 – LEASE RATE: \$1,300/MONTH

Office Space:	100 square feet
Shop Space:	1,700 square feet
Exterior Walls:	Metal prefab
Structural System:	Steel joist
Roof:	Corrugated metal
Floors:	Concrete
Floor Coverings:	Tile in office areas
Ceiling Height:	14' clear
Basement:	No
Heating:	Suspended unit heaters
Air Conditioning:	Central in office areas
Power:	200a/240v
Security System:	No
Restrooms:	One
Overhead Door:	Three - 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:	Yes
Year Built:	2021

BUILDING INFORMATION

Occupancy Date: Negotiable

Sign on Property: Yes

Key Available: Yes

LEASE DETAILS

Term: 3 – 5 years

Security Deposit: Equal to 1 month's rent

Options: Negotiable

Improvement Allowance: None

Tenant responsibilities: Suite utilities, suite janitorial, content and liability insurance, prorata share of snow removal.



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BUILDING 3 – LEASE RATE: \$3,550/MONTH

Office Space:	None
Shop Space:	5,000 square feet
Exterior Walls:	Metal prefab
Structural System:	Steel joist
Roof:	Corrugated metal
Floors:	Concrete
Floor Coverings:	Tile in office areas
Ceiling Height:	14' clear
Basement:	No
Heating:	Suspended unit heaters
Air Conditioning:	Central in office areas
Power:	200a/240v
Security System:	No
Restrooms:	One
Overhead Door:	Two - 12' x 14'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Pylon sign at road for use by all tenants & facia
Rail:	No
Cranes:	No
Floor Drains:	Yes
Year Built:	2024

BUILDING INFORMATION

Occupancy Date: Negotiable

Sign on Property: Yes

Key Available: Yes

LEASE DETAILS

Term: 3 – 5 years

Security Deposit: Equal to 1 month's rent

Options: Negotiable

Improvement Allowance: None

Tenant responsibilities: Suite utilities, suite janitorial, content and liability insurance, prorata share of snow removal.



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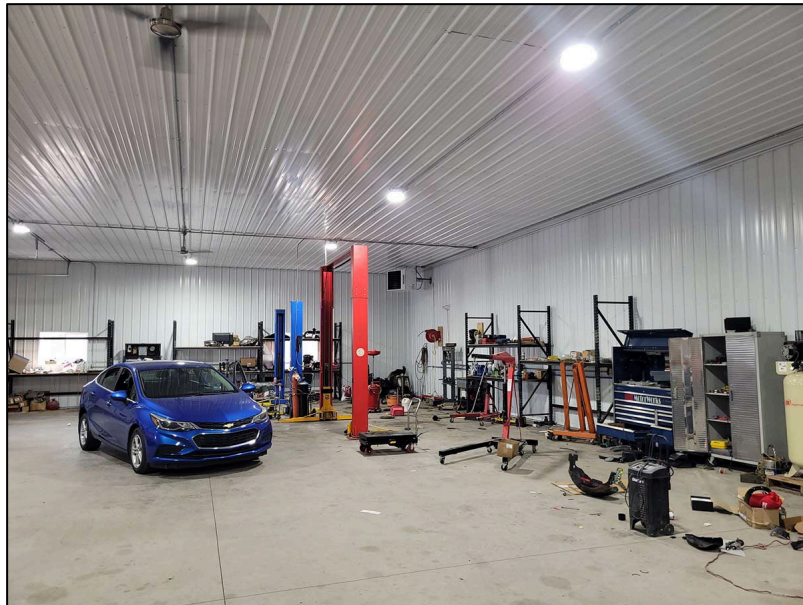
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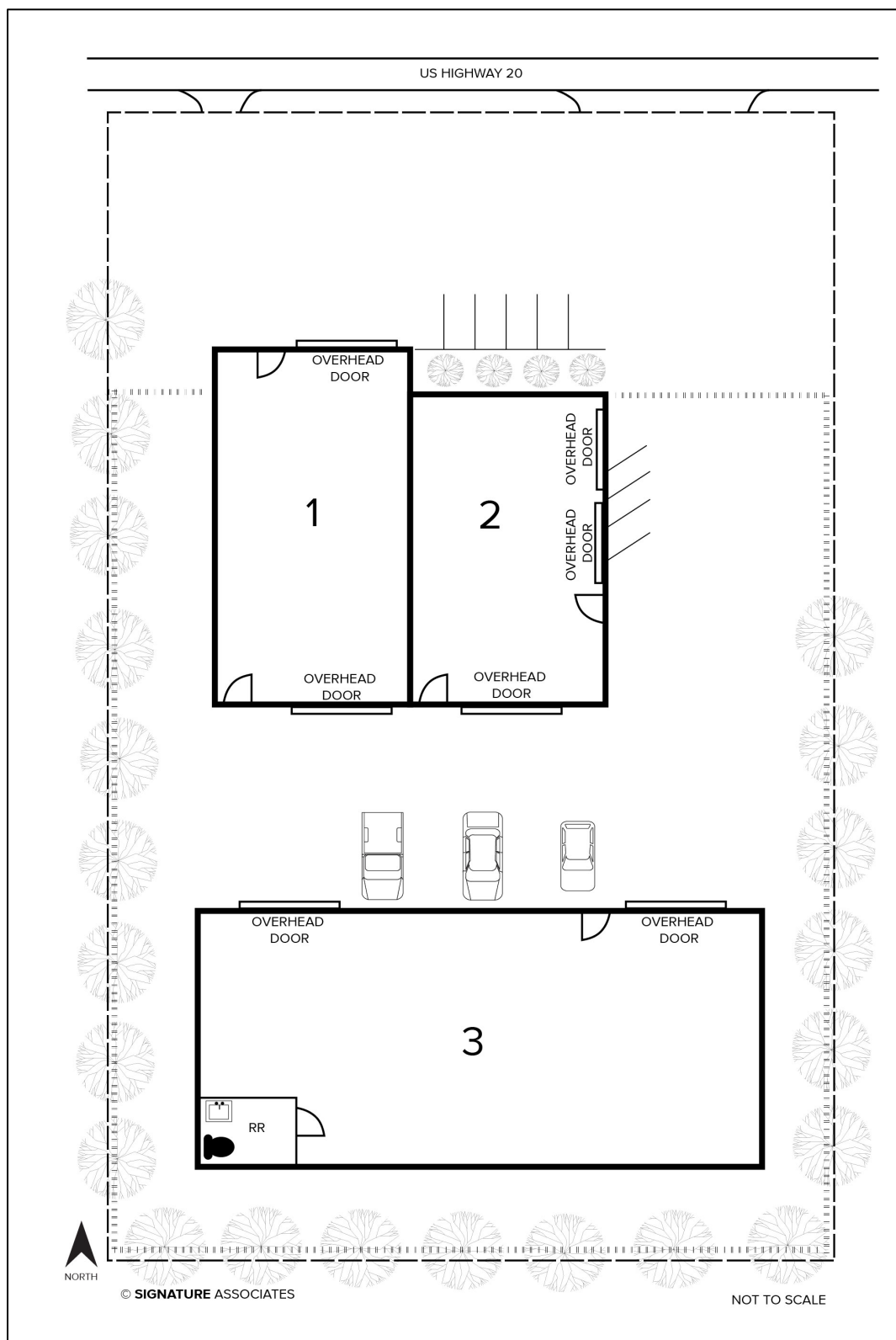
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Comments:

- Fulton County – located just 6 minutes west of Centennial Road.
- Clean shop space.
- Grade level doors.
- Equipment not included but is available separately.



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