

2620 CENTENNIAL ROAD  
SYLVANIA TWP., OHIO 43617

INDUSTRIAL SPACE FOR LEASE  
3,000 Square Feet Available



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

**CENTENNIAL COMMONS**

**ONLY 1 UNIT AVAILABLE**



**VIEW VIDEO TOUR**



**SUITE V**

## GENERAL INFORMATION

Space Available/Lease Rate:

Suite V 3,000 sf - \$2,187.50/mo.+ prorata snow

Building Size: 46,000 square feet

Number of Stories: 1

Year Constructed: 1988

Condition: Excellent

Acreage: 4.552

Land Dimensions: 319' x 642'

County: Lucas

Closest Cross Street: Central Avenue

Zoning: M-1 General Industrial District

Parking: 100+ spaces in common

Curb Cuts: 2

Street: 2 lane



For more information, please contact:

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
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**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

# 2620 Centennial Road, Sylvania Twp., Ohio 43617

## Industrial Space For Lease

3,000  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Office Space:	3 offices - V
Exterior Walls:	Concrete block
Structural System:	Wood truss
Roof:	Asphalt shingle – New in 2020
Floors/Coverings:	Shop – concrete/epoxy Office – carpet
Ceiling Height:	12'
Basement:	No
Heating:	Gas forced air in office; Co-Ray Vac in shop
Air Conditioning:	Central in office
Power:	Varies – 100-200 amp – circuit breakers
Security System:	Yes – tenant paid
Restrooms:	2 – in each unit
Overhead Doors:	1 – 12' in each suite
Truck Well/Dock:	None
Sprinklers:	No
Signage:	Plaque & directory
Rail:	No
Cranes:	No
Slop Sink:	Varies

### BUILDING INFORMATION

Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes

### LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable, CPI
Improvements Allowance:	N/A
Tenant Responsibilities:	Utilities, refuse, and prorata snow removal

### 2025 REAL ESTATE TAXES

TD:	78
Parcel Number:	42164
Assessor Number:	30-023-03.6.0
Total Annual Taxes:	\$58,793*

\* Paid by landlord.

### Comments:

- Very well-maintained multi-tenant flex building in Sylvania Township
- Professional setting
- No payroll taxes currently levied in Sylvania Township
- Quick access to US-20 (Central Avenue) and within 3 miles of I-475/US-23 interchange

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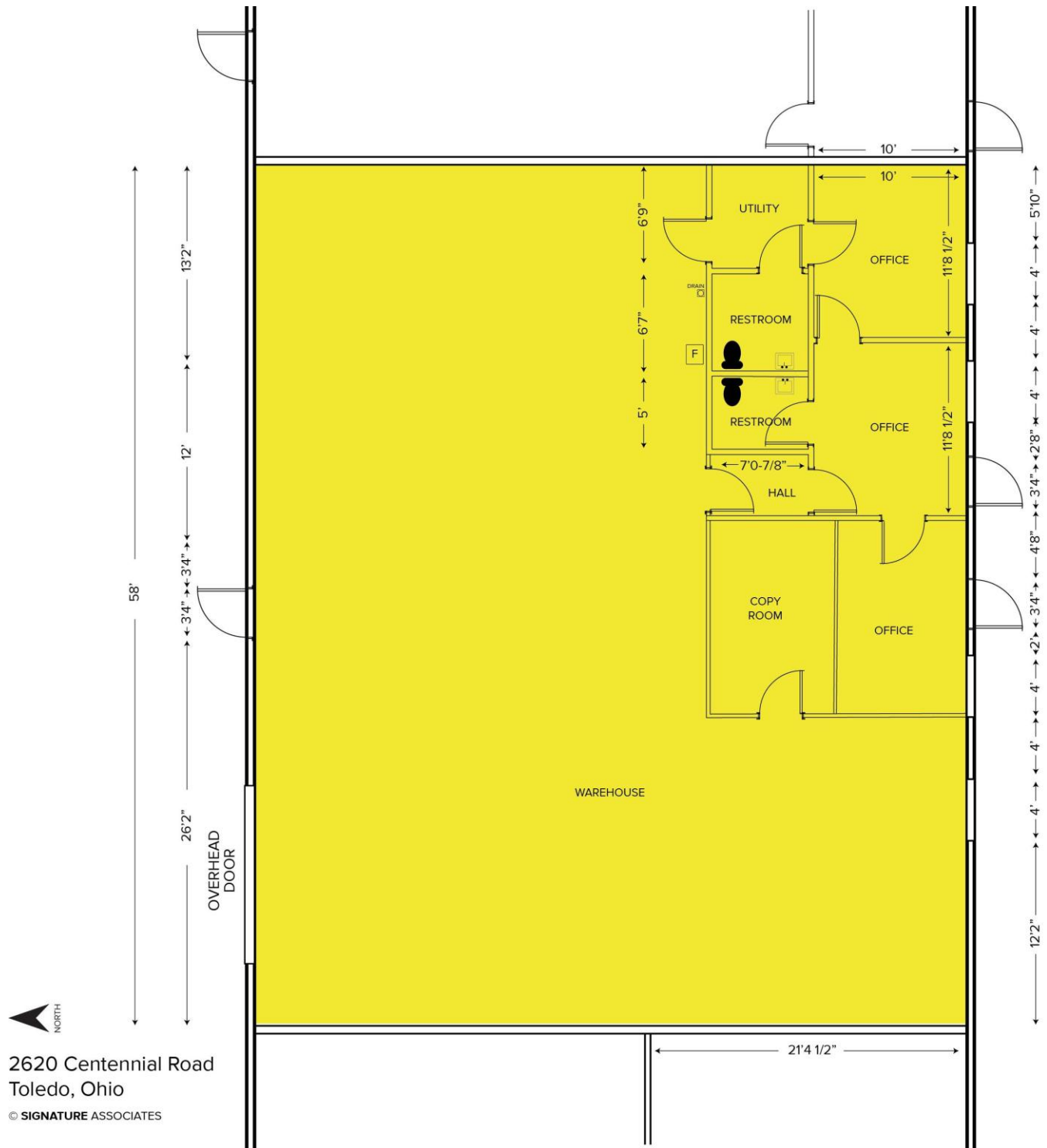
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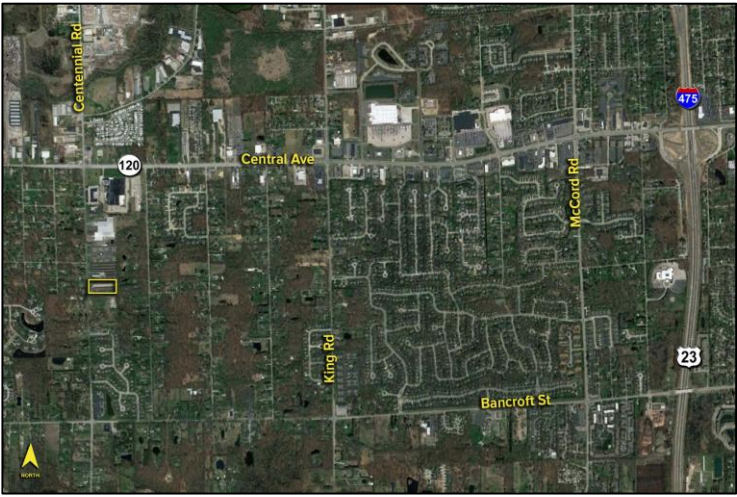
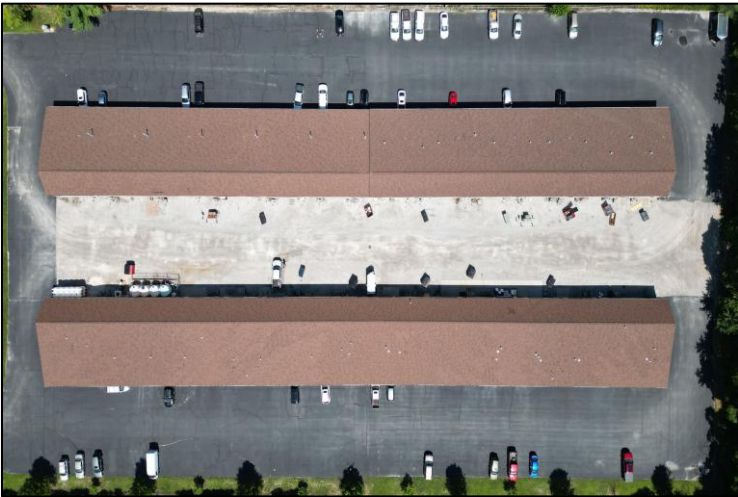
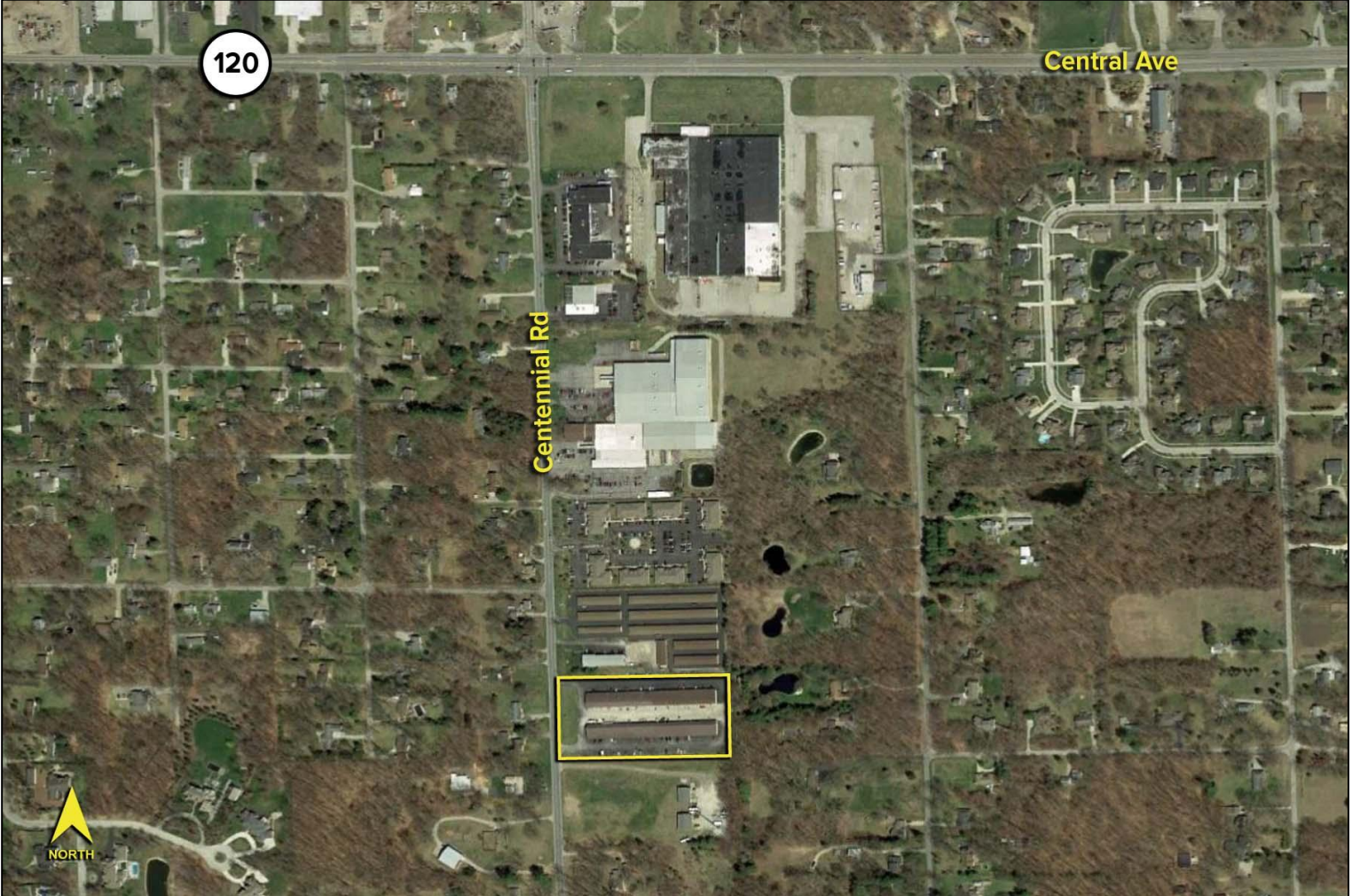
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