

5445 SCHULTZ DRIVE
SYLVANIA, OHIO 43560

INDUSTRIAL/FLEX BUILDING FOR LEASE
2,100 Square Feet Available



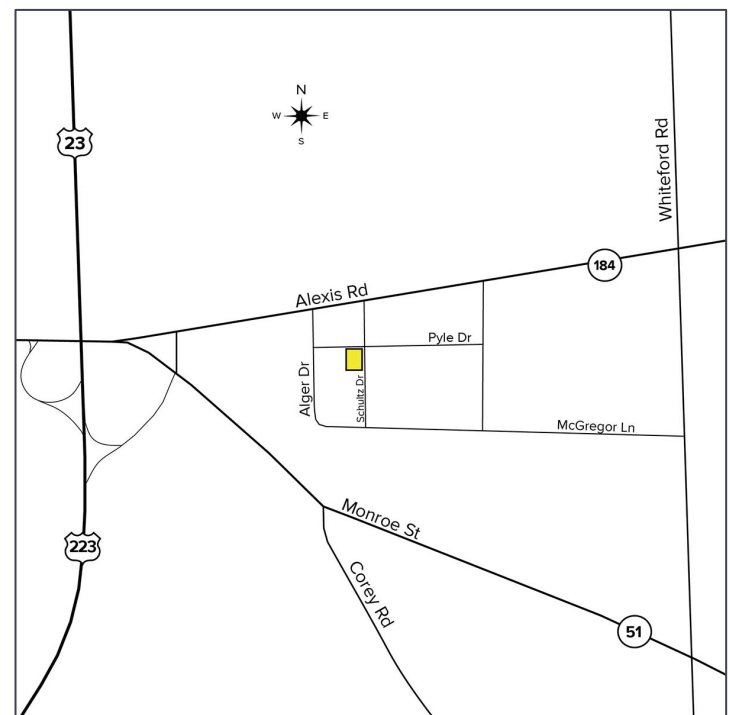
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$1,800/month + utilities
Available Space:	2,100 square feet
Building Size:	29,880 square feet
Number of Stories:	One
Year Constructed:	1969, 1977
Condition:	Very good
Acreage:	1.06 acres
Closest Cross Street:	Pyle Drive
County:	Lucas
Zoning:	M-1
Parking:	Exclusive parking on north side of building off Pyle Drive
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

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7150 Granite Circle, Suite 200
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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.

5445 Schultz Drive, Sylvania, OH 43560

Industrial/Flex Building For Lease

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BUILDING SPECIFICATIONS

Office Space:	850 square feet
Shop Space:	1,250 square feet
Exterior Walls:	Block
Structural System:	Masonry
Roof:	Flat rubber
Floors/Coverings:	Concrete/carpet in office
Ceiling Height:	15' in warehouse
Basement:	No
Heating:	Office – forced air Warehouse – Co-Ray-Vac
Air Conditioning:	Central in office only
Power:	100a/200v
Security System:	No
Restrooms:	Two – one with shower
Overhead Door:	One – 12'x14'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Monument (shared)
Rail:	No
Cranes:	No
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	No
Key Available:	No – shown by appointment only

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Tenant Responsibilities:	Suite utilities, suite janitorial, property/casualty and product liability insurance, prorata share of snow removal.

Comments:

- Sylvania flex space conveniently located 1 mile from the Monroe Street/Alexis Road/US-23/223 interchange.
- End cap.
- Very clean. Recently updated.
- LED lighting and exhaust fan in warehouse.
- Mezzanine space.
- 3 offices, 2 restrooms, kitchenette and breakroom.

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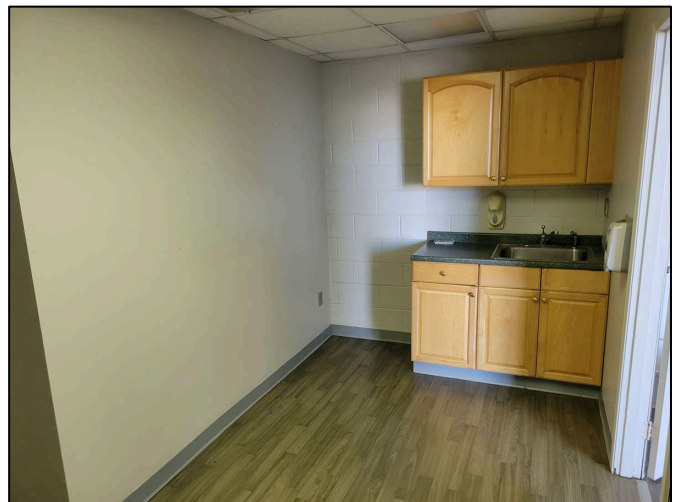
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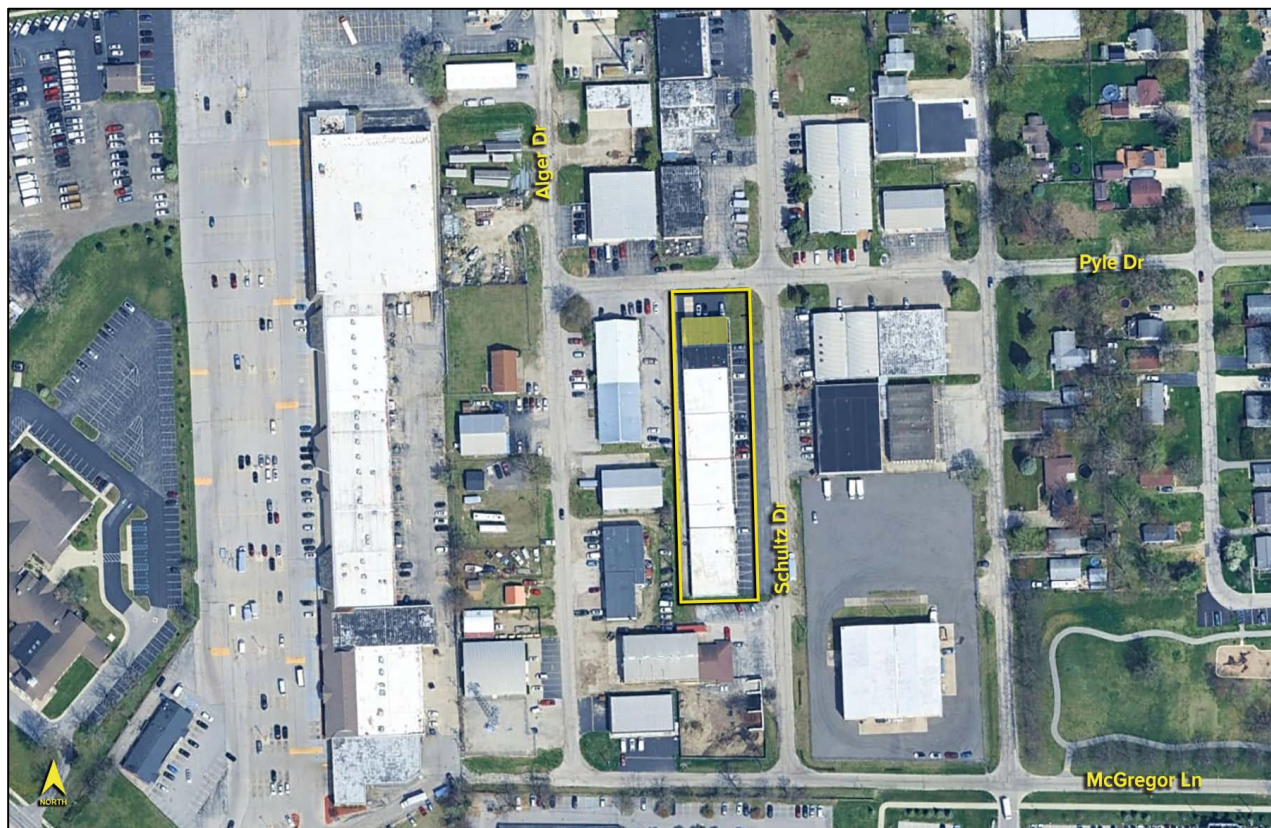
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