

# Build-to-Suit - Office



**6546 CENTRAL AVENUE  
TOLEDO, OH 43617**

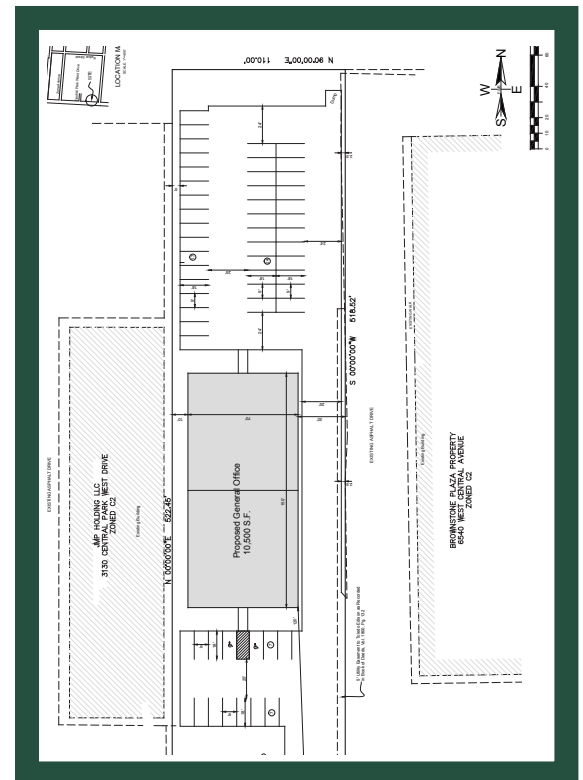
## PROPERTY INFORMATION

COUNTY:	Lucas
ZIP CODE:	43617
AREA OF CITY:	Sylvania Township
NEAREST INTERSECTION:	Central Park West
ZONED:	C-2
PARCEL #:	78-34907
STREET:	2 way, 6 lane
ACREAGE:	1.182
PARKING SPACES:	per code
CURB CUTS:	1 with potential for more

## BUILDING DETAIL

TOTAL BUILDING SIZE:	10,500 SF
YEAR COMPLETE:	Not yet built
NUMBER OF FLOORS:	1
CONSTRUCTION TYPE:	Wood frame/block
HVAC:	Central
ROOF:	Pitched
CEILING HEIGHT:	To be determined
RESTROOMS:	Per code

- Access to stoplight on Central Avenue
- Over 32,340 vehicles per day
- 1/4 mile west of I-475/US 20 Central Avenue Exit
- No municipal payroll taxes currently levied in Sylvania Township
- From 5,000 SF - 10,500 SF contiguous



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