

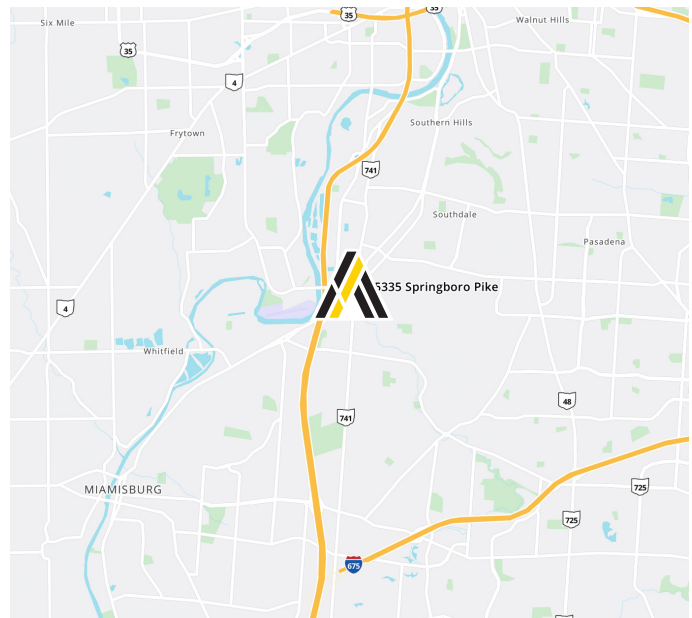


5335 Springboro Pike

West Carrollton, Ohio 45449

Property Highlights

- 15,000± SF Office/Warehouse Building
- Two suites available:
 - Suite I - 1,800 SF
 - 1 Office and 1 restroom
 - 1 Dock door (10' x 10')
 - 12'6" Clear height
 - 200 Amp 240V 3 Phase
 - Suite E - 4,200 SF
 - 1 Office and 1 restroom
 - 1 Dock door (10' x 10')
 - 1 Drive-in door (10' x 10')
 - 12'6" Clear height
 - 400 Amp 240V 3 Phase
- Zoned M-1
- Gas Heat
- Brick and Block Construction
- Rubber Roof
- Located approximately 1 mile to I-75



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Aerial



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