

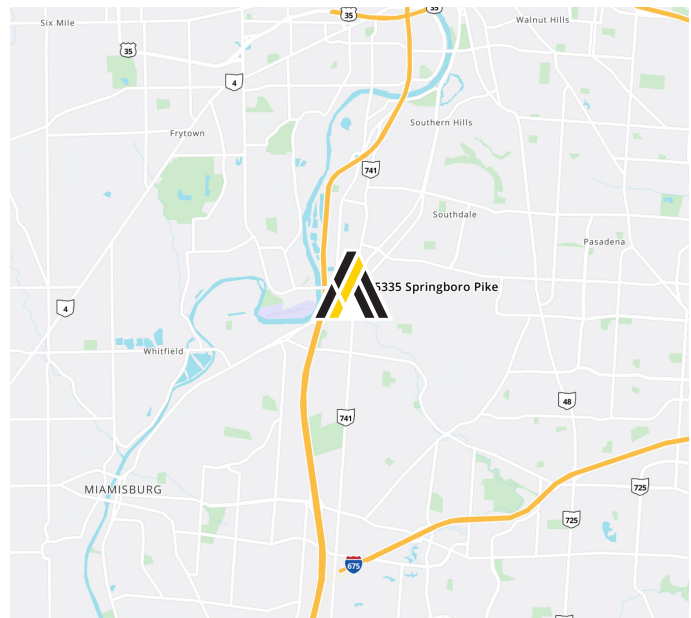


5335 Springboro Pike

West Carrollton, Ohio 45449

Property Highlights

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



Dave Tobeson, SIOR

Senior Vice President

937.469.8251

Dave.Tobeson@ApexCommercialGroup.com

Matt Tunnaclyffe

Commercial Sales & Leasing

513.200.8270

Matt.Tunnaclyffe@ApexCommercialGroup.com

5335 Springboro Pike

West Carrollton, Ohio 45449

Aerial



ApexCommercialGroup.com