

7560 PARAGON ROAD

WASHINGTON TOWNSHIP, OHIO 45459

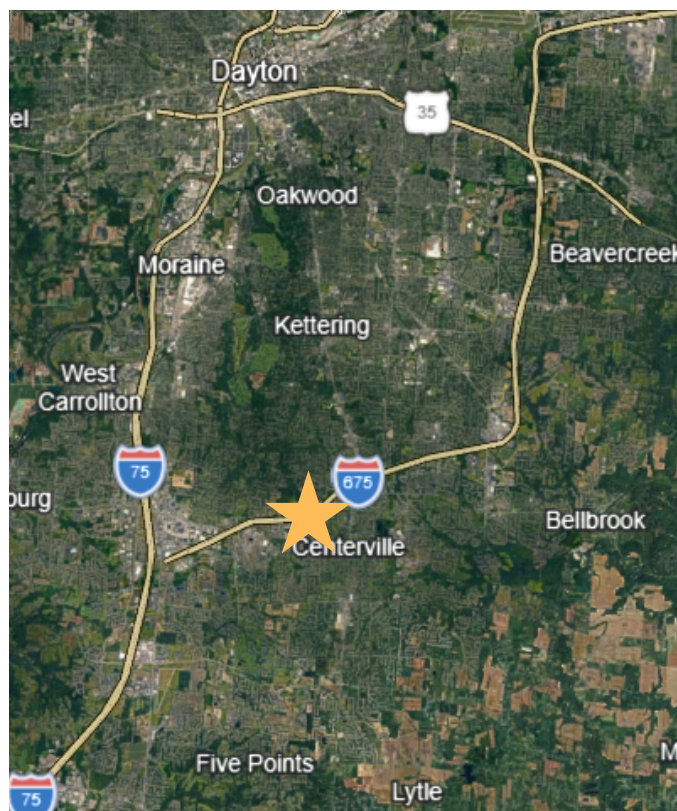


PROPERTY OVERVIEW

SALE PRICE:	\$1,975,000
BUILDING SIZE:	18,326 SF
YEAR BUILT:	1995
LOT SIZE:	1.954 Acres
ZONING:	I-1, Light Industrial
MARKET:	Washington Township
COUNTY:	Montgomery
PARKING:	42 spaces

PROPERTY HIGHLIGHTS

- Office/ Flex building suitable for a variety of uses
- Currently 13,860+/- SF office and 4,376+/- SF warehouse
- Floor plan allows for multiple tenants
- Concrete block construction, with two drive-in doors and one dock height loading door
- Fully climate controlled building
- Convenient location to I-75, I-675, and State Route 725 with abundant restaurants and retailers



PRESENTED BY:

ASHLEY SCHNEIDER

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SKIP SCHAFER

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Commercial Realty Associates

7071 Corporate Way, Suite 200 | Centerville, OH 45459

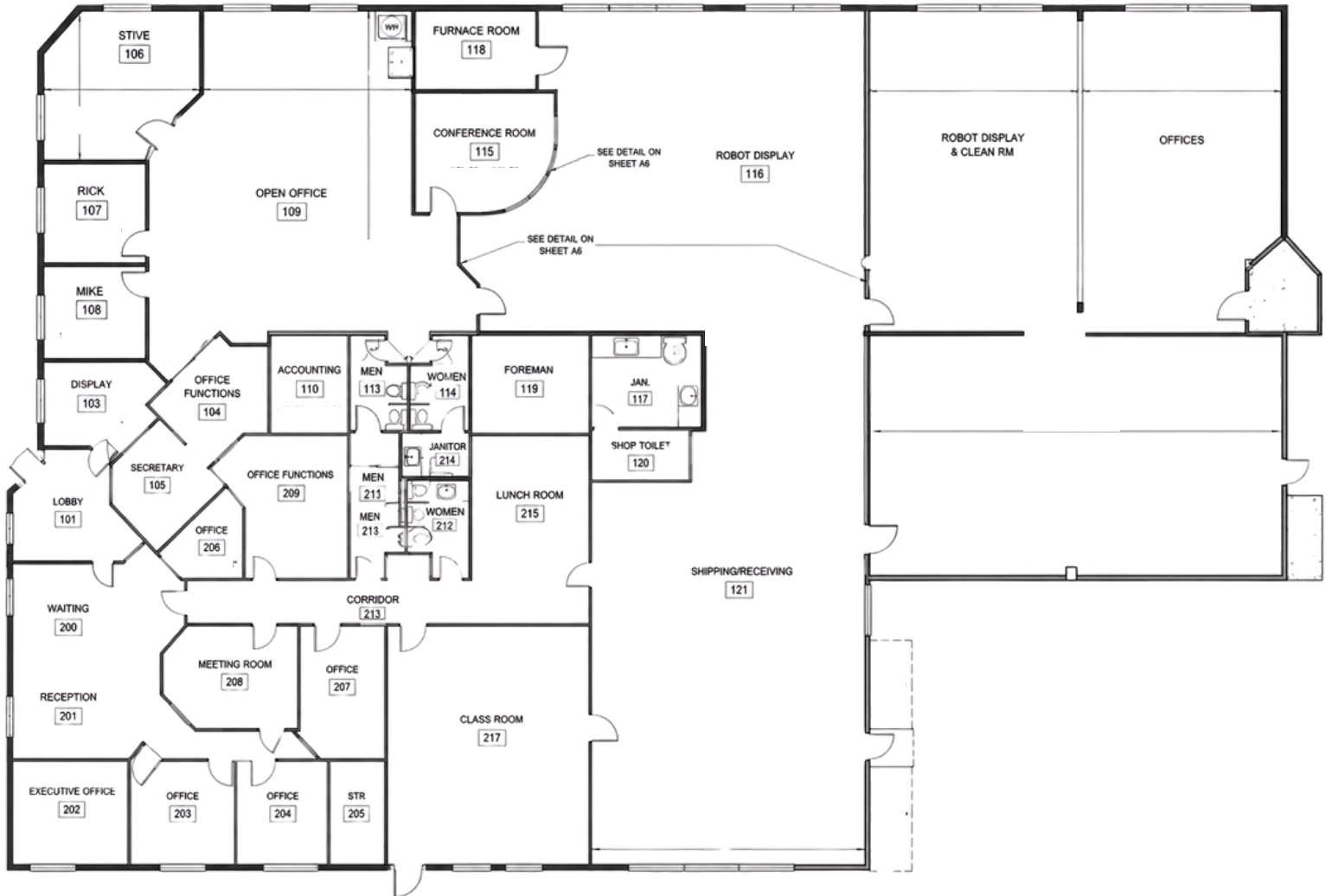
Office: 937/433-9000

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FLOOR PLAN



PRESENTED BY:

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ADDITIONAL INFORMATION

Clear Height:	10' - 16'
Construction:	Concrete block
Docks:	One (1)
Drive-ins:	Two (2)
Electric:	3-phase
Heating:	Gas forced air throughout
Air conditioning:	Central air throughout
Sprinkler:	Wet sprinkler system

