



967 Watertower Lane

West Carrollton, Ohio 45449

SALE PRICE:

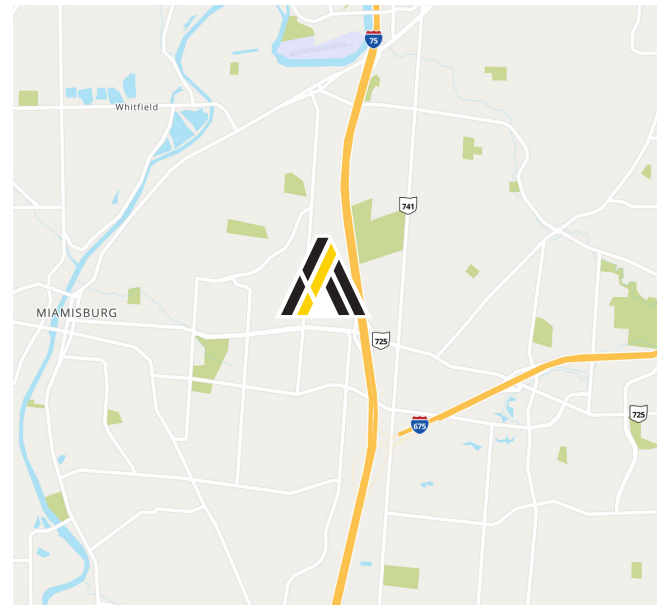
\$9,500,000

LEASE RATE:

\$5.00 PSF NNN

Property Highlights

- 140,800± up to 180,800± SF Light Industrial/ Warehouse building
- 40,000± SF Office
- 140,800± SF Warehouse
- 21' Clear height
- 1200 amps 480v 3 phase power
- 8 Docks
- 1 Drive-in door
- Approximately ½ mile to I-75



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Building Specifications

Location:	968 Watertower Lane West Carrollton
Available:	140,800± - 180,800± SF
Office:	40,000± SF
Warehouse:	140,800± SF
Bay Size:	320' x 40' - 12,800± SF
Column Spacing:	40' x 40'
Loading Docks:	8 Docks
Drive-in Doors:	1
Ceiling Height:	21'
Construction:	Concrete Tilt-Up
Electrical:	1200 amps 480v 3 phase
Sprinkler System:	Wet Pipe
Heating:	Natural Gas
Zoning:	M-1
Sale Price:	\$9,500,000
Lease Rate:	\$5.00
Lease Type:	NNN



Photos



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967 Watertower Lane

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Aerial



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