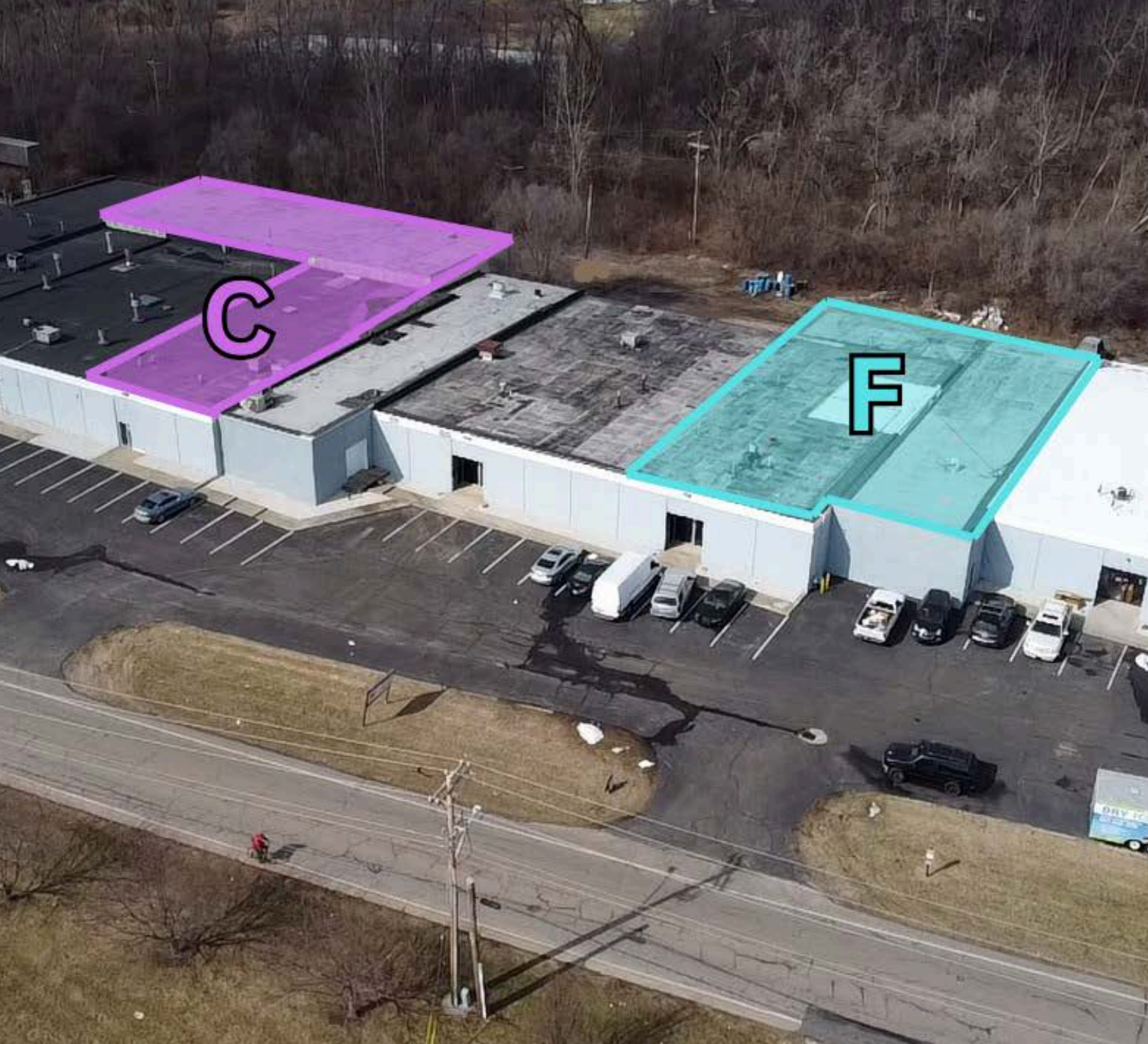




FOR LEASE

5905 Wolf Creek Pike
Trotwood, OH 45426
Trotwood Commercial Plaza
9,000 - 13,000 SF



P: 937.492.4423 E: techemann@ipbindustrial.com or conrad@ipbindustrial.com

FOR LEASE

TROTWOOD COMMERCIAL PLAZA

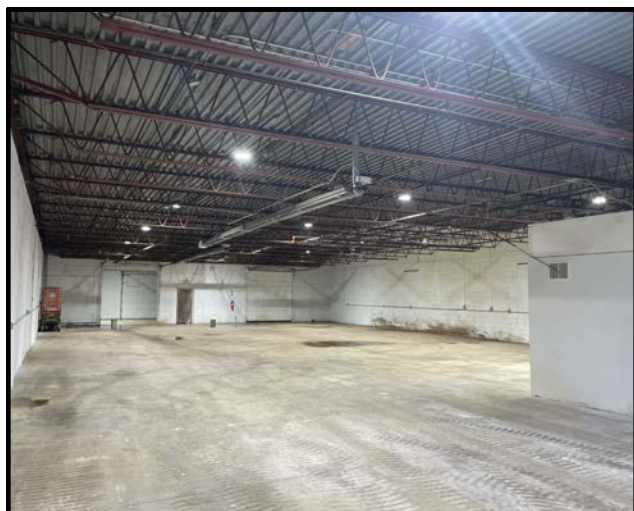
Trotwood, OH - 9,000 to 13,000 SF



Lease Rate: \$5.00-\$6.75 NNN SF/YR

Building Specifications

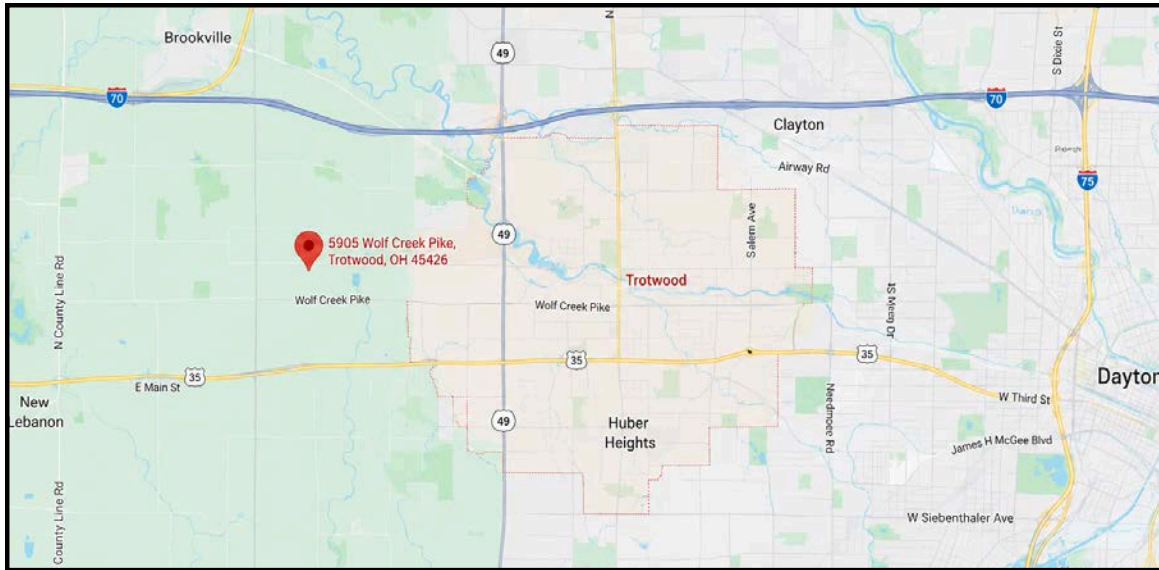
Unit C	13,500 SF
Unit F	9,000 SF
CAM	\$0.63/SF
Newly Remodeled	Yes
Clear Height	12'-18'
Construction Type	Block
Utilities	City Water, Sewer, & Natural Gas
Zoning	L-I-1; Light Industrial 1
Power	Heavy Power
HVAC System	Air Makeup
Drive-In Door	10' x 10' & 16' x 16'
Lighting	LED
Floor Thickness	6"
Parcel Number	H33-00416-0006



About Trotwood

- Located in the western portion of the Montgomery County within the greater Dayton metropolitan area.
- Excellent access to Interstates 70 and 75, placing businesses within a day's drive of a large portion of the U.S. population.
- Served by the S.R. 49/U.S. 35 Connector, providing efficient regional transportation and freight movement.

Location Information



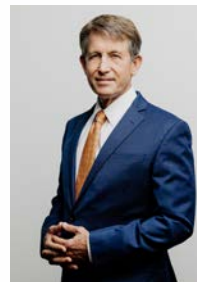
Demographics

Population

Trotwood	23,190
Montgomery County	539,598

Income

Average HH Income	\$63,939
Median HH Income	\$50,113



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