



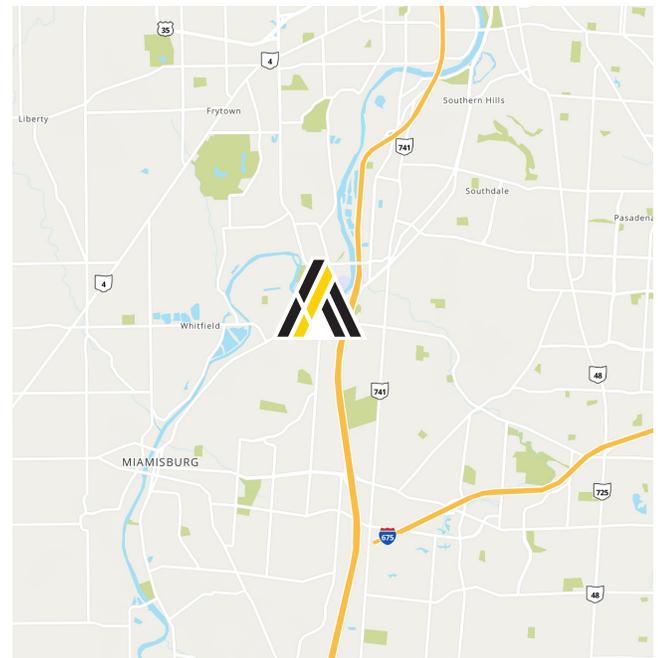
235 S. Alex Road

West Carrollton, Ohio 45449

LEASE RATE:
\$7.95 PSF NNN

Property Highlights

- 6,400± SF Available
- Fully renovated space. Interior renovations include:
 - Completely renovated office space, restrooms and breakroom
 - New flooring
 - New paint
 - New ceiling tiles
 - LED lighting throughout
 - Polished concrete floors
- 19' Clear height
- One (1) dock door
- One (1) drive-in door
- Less than one (1) mile to I-75



Steve Peters, SIOR

Principal

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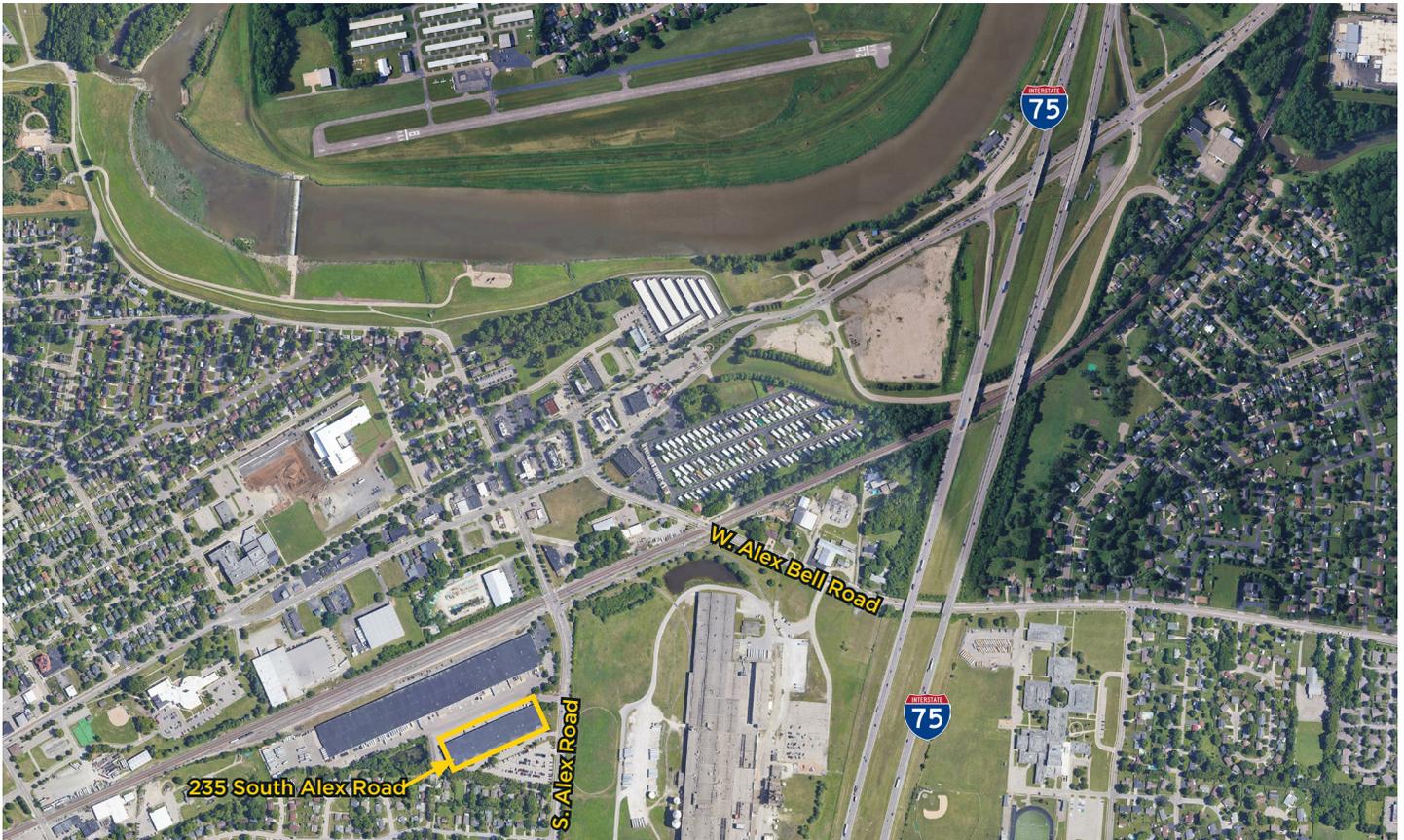
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Building Specifications

Location:	235 South Alex Road, West Carrollton
Available:	6,400± SF
Office SF:	1,037± SF
Warehouse SF:	5,363± SF
Dock:	1
Drive-in Door:	1
Ceiling Height:	19' to Bottom of Bar Joists
Electrical:	480/277 volt, 200 amp, 3-phase
Sprinkler System:	Wet Pipe, moderate hazard
Heating:	Natural Gas
Lights:	LED
Lease Type:	NNN
OpEx:	\$1.48 psf

Aerial



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Floor Plan

