



Real Estate Services

MANUFACTURING-WAREHOUSE FOR LEASE!



1522 Manchester Rd.
West Carrollton, OH 45449

PROPERTY FEATURES:

- 29,168 SF Facility
- 3-Phase Power
- 30' Clearance
- 14x14 OH Door and 4 Dock Doors
- Just Off I-75
- Offices, Break Area, and 2 Sets of Restrooms

\$5/SF/Year



- Commercial
- Investment
- CRE

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Fact Sheet

Address:	1522 Manchester Rd. West Carrollton, OH 45449
Lease Rate:	\$5/SF/Year
Service Type:	Modified Gross
County:	Montgomery
City:	West Carrollton
Building Size:	29,168 SF
Office Space:	4,500 SF
Lot Size:	1.97 Acres
Zoning:	M-2, Please Call City Zoning (937) 859-5783
Parking Spaces:	35+
Roof:	Flat on Main, Standing Seam on Rear
Baths:	2 Sets of Restrooms
Taxes:	\$15,850.00
Fire Suppression:	Yes-Wet
Ceiling Height:	30' Shop
HVAC:	Central air in office space gas heat
Electric:	800 AMP- 3 Phase
Air Compression:	Yes
Overhead Doors/Docks:	14x14 Doors, 4 Dock Doors
Construction:	Metal Frame



Property Description:

Well-located manufacturing-warehouse facility by I-75 exit in West Carrollton. Just off of state route 741, S Dixie Ave, and W Alex-Bell Rd.

29,168 SF Metal Building features 30 foot clearing height bays. Equipped with a 14x14 overhead door, 4 dock doors, 3-phase power, and is fully fire-suppressed. Building was once occupied by a food supply company and has about 1800 SF of functioning cooler space and 3,600 SF of non-functioning cooler space.

Well-finished 4,500 SF office with HVAC. Office space features 11 offices, a breakroom, and 2 shop offices.

Zoned M-2, please check with City of West Carrollton for your zoning needs and regarding any city incentives.

Landlord has interest in occupying part of the building depending on tenant needs.



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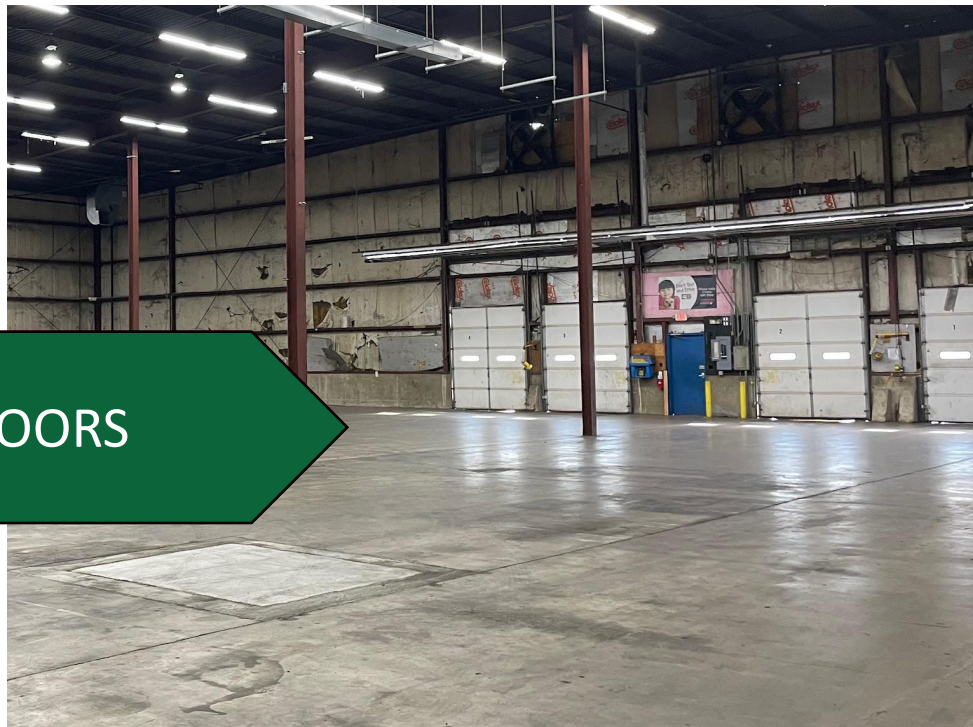
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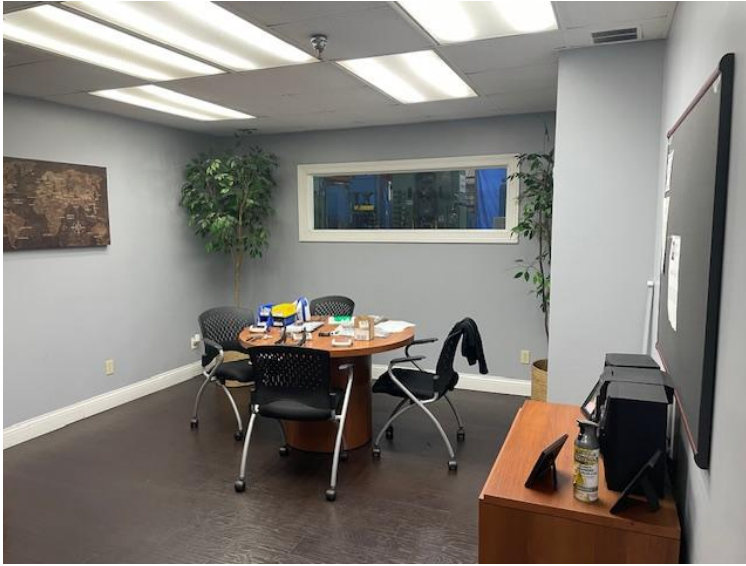




14X14 OVERHEAD DOOR



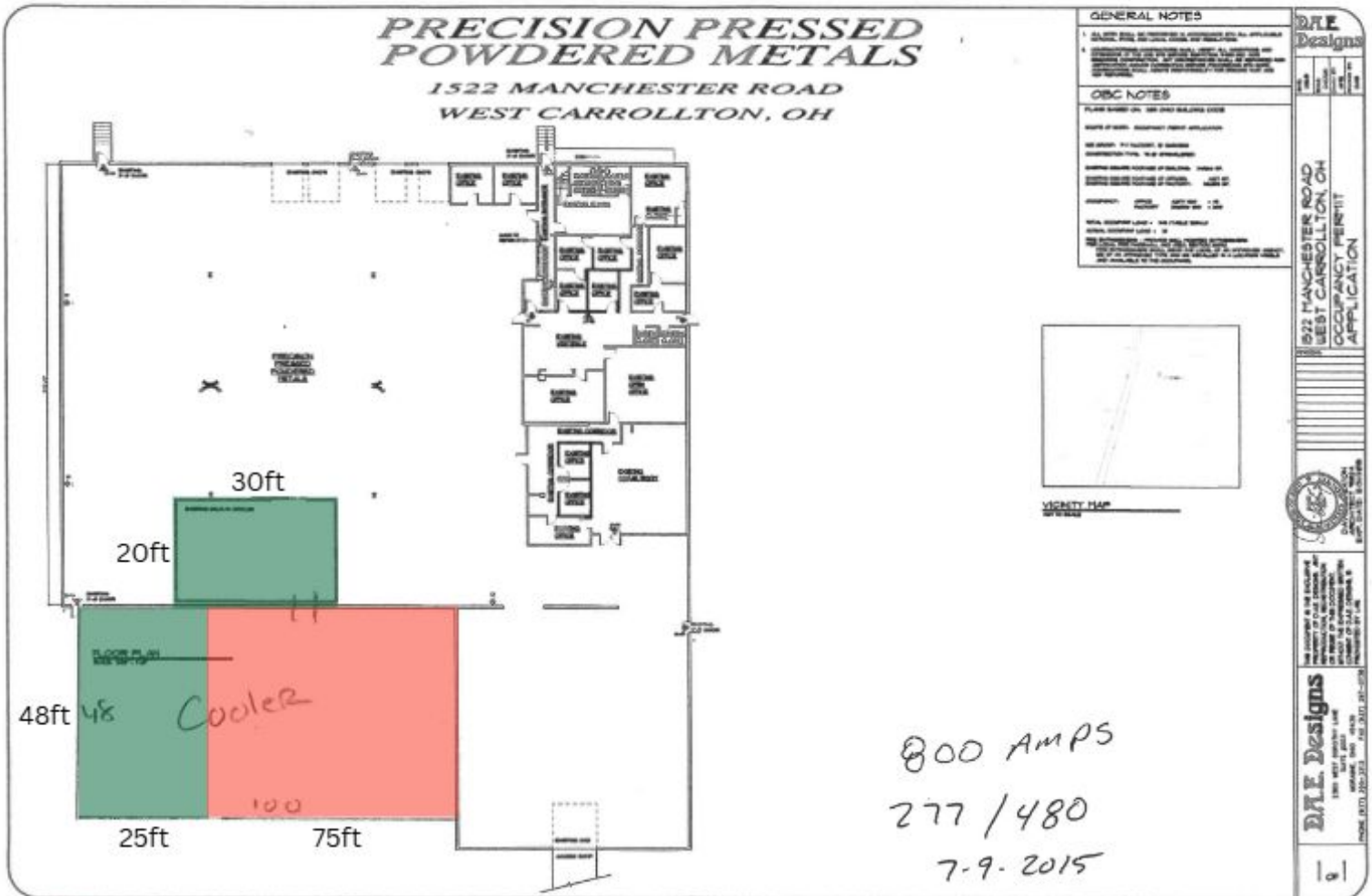
4 DOCK DOORS







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- Cooler with functioning equipment
- Cooler with non-functioning equipment



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