

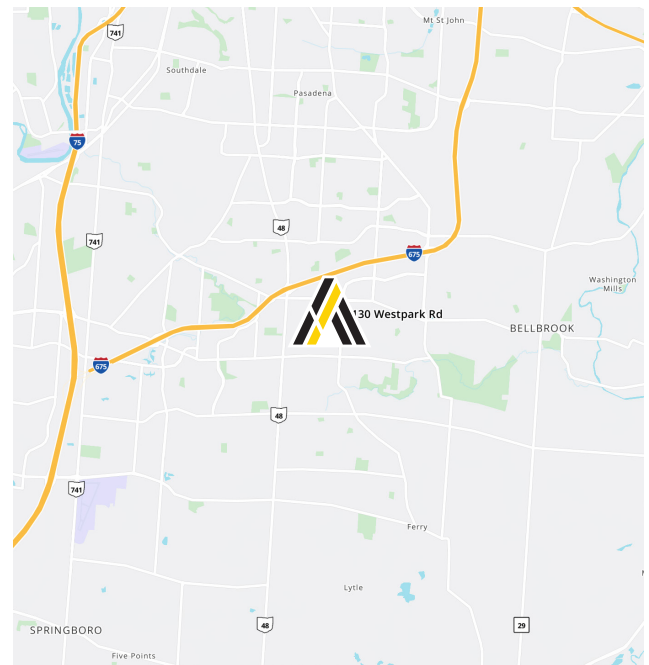


# 130 Westpark Road

Centerville, Ohio 45459

## Property Highlights

- **Flexible Layout:** 2,792± SF Office/Warehouse facility featuring approximately 1,000± SF of office space and 1,792± SF of warehouse space, accommodating a variety of industrial, service, showroom, or contractor users.
- **Functional Warehouse Space:** Warehouse area offers 12'-14' clear ceiling heights, one (1) drive-in door, 240-volt 3-phase power, and full air conditioning throughout the facility.
- **Durable Construction:** Single-story brick and block construction with built-up roof system designed for long-term durability and low maintenance.
- **Convenient Dayton Access:** Strategically located in Dayton with quick connectivity to major highways and regional transportation routes, ideal for service and distribution operations.



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## Floor Plan

