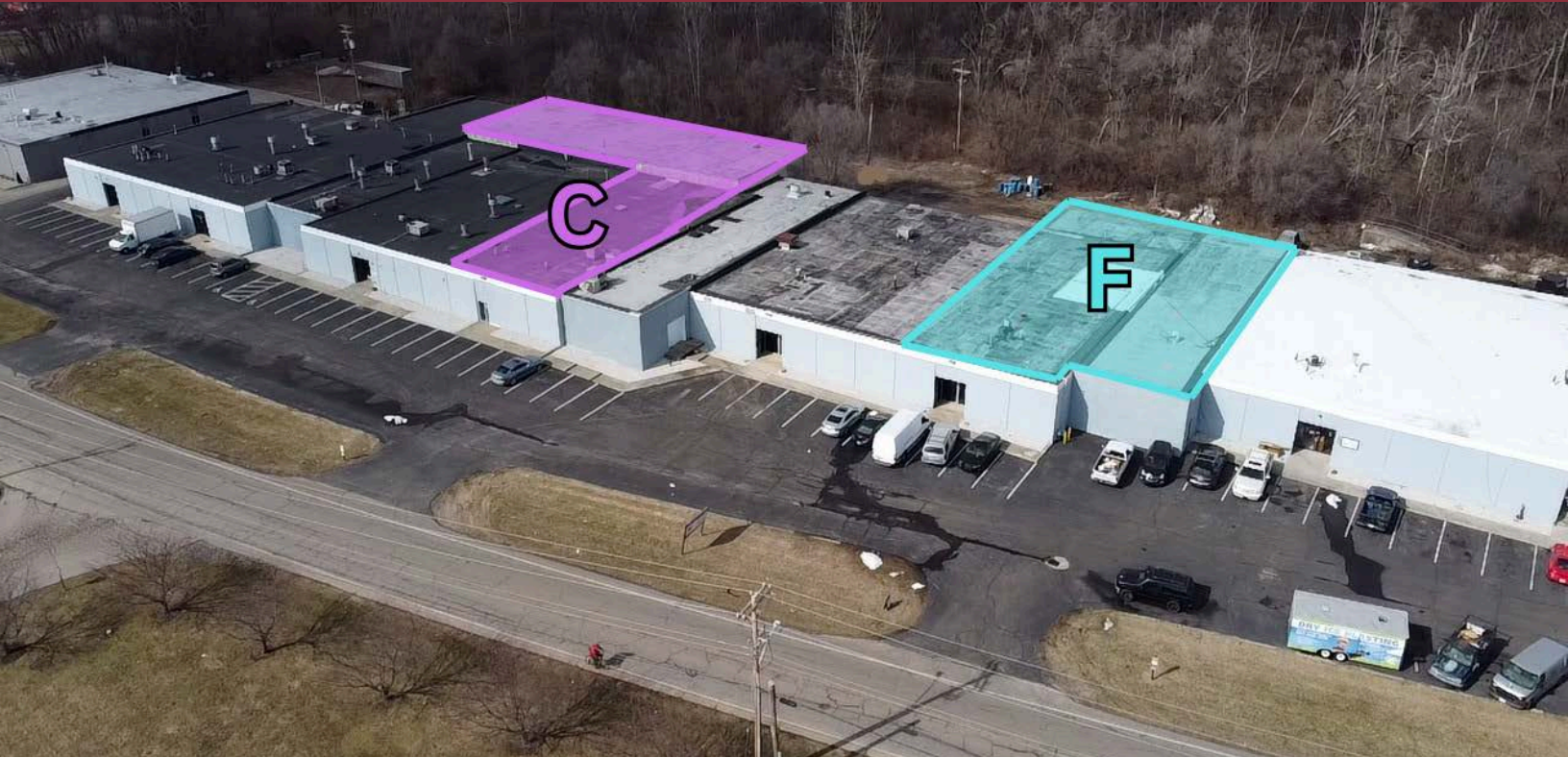


# TROTWOOD COMMERCIAL PLAZA

5905 WOLF CREEK PIKE  
TROTWOOD, OHIO 45426



## Property Highlights:

**Square Footage:** Units C & F  
9,000 - 13,500 SF

**For Lease:**

\$5.00-\$6.75 NNN SF/Year

- ✓ Recently Renovated
- ✓ Close Freeway Proximity
- ✓ Rapidly Developing Area
- ✓ 1-Minute to S.R. 49



### Tim Echemann

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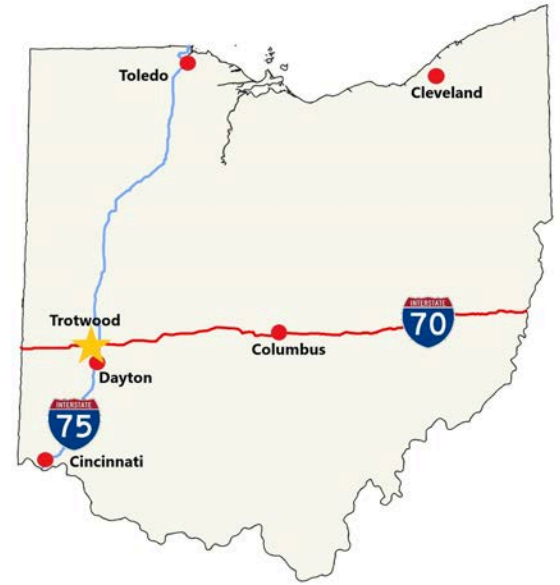
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- Warehouse SF:** 3,000-13,500 SF
- Office SF:** 500 SF
- Clear Height:** 12'-18'
- Drive-In Door:** Three-10' x 10', One-8'x8', & One-16'x16'
- Power:** Build to Suit
- Construction Type:** Block
- Zoning:** L-I-1; Light Industrial 1
- Utilities:** City Water, Sewer, & Natural Gas
- HVAC:** Air Makeup
- Restrooms:** 1
- Floor Thickness:** 6"
- Lighting:** LED
- Parcel Number:** H33-00416-0006
- CAM:** \$0.63/ SF



Available Units:  
Unit C: 13,500 SF  
Unit F: 9,000 SF



Scan for more info



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