



Commercial  
Group

**FOR SALE**

Flex



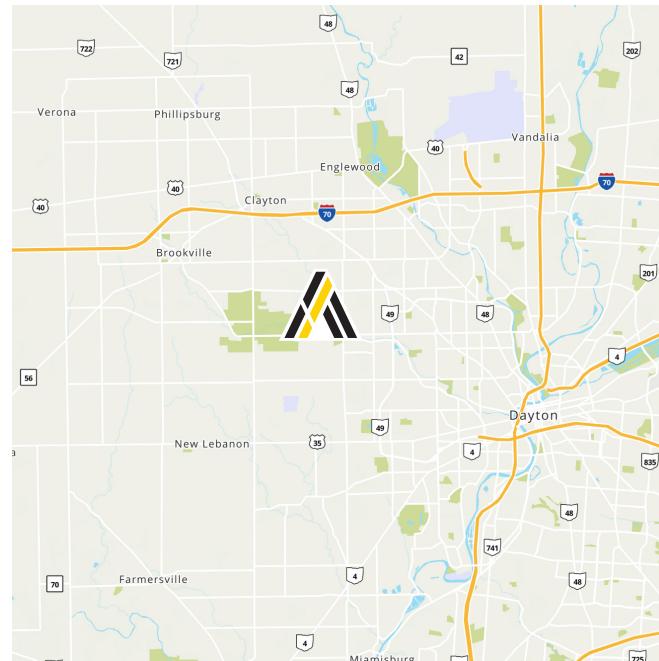
## 701 W. Main Street

Trotwood, Ohio 45426

**SALE PRICE:**  
\$495,000

### Property Highlights

- 7,680± SF Flex Building situated on 16.25± acres
- 1,500± SF Recently renovated office
- .25± Acre fenced in lot
- Fully air conditioned and secure tool crib located in the shop
- Zoned B-PUD in the City of Trotwood
- Ideal building for a wide range of contractors or manufacturers
- 2,000 Feet of frontage on Main Street
- Located within 19 minutes of Downtown Dayton



**Matt Tunnacliffe**

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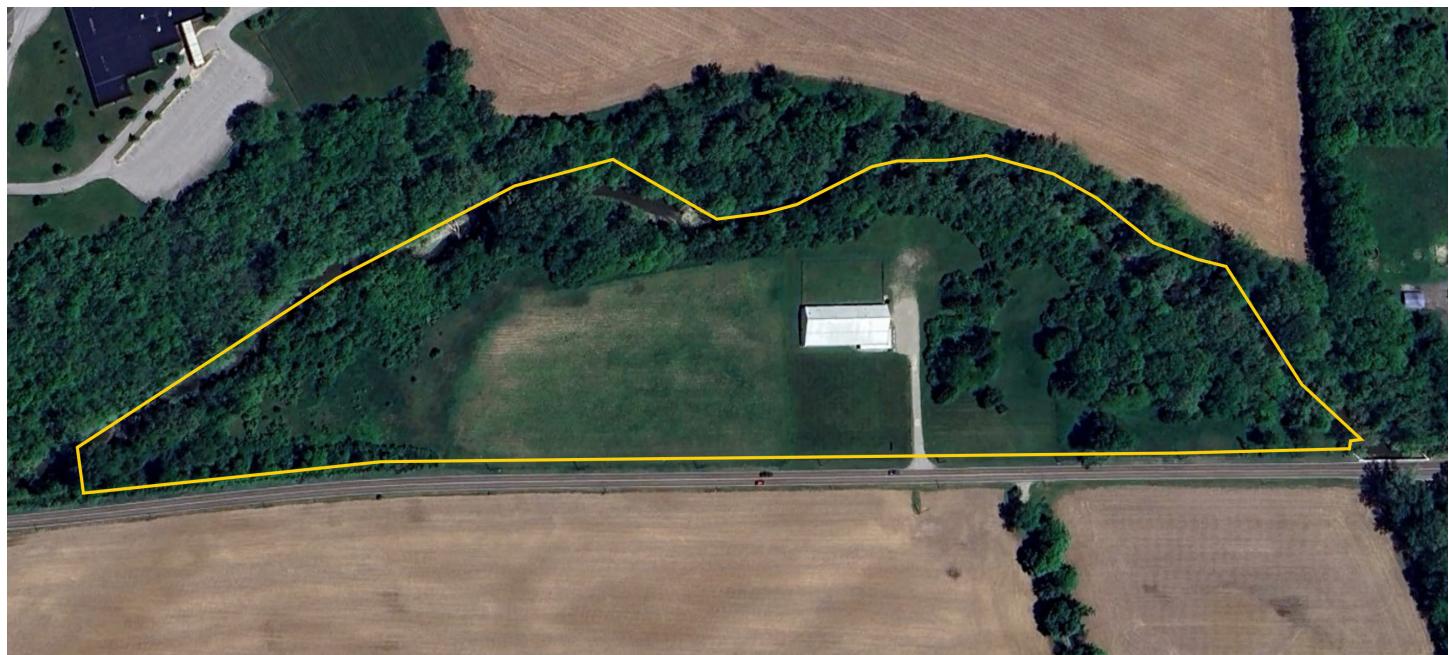
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## Building Specifications

Location:	701 Wolf Creek Pike Trotwood, Ohio 45426	Roof:	Standing Seam Metal Roof
Total SF:	7,680± SF	Heating:	Gas Powered Heat
Office SF:	1,500± SF	Zoning:	B-PUD
Warehouse SF:	6,180± SF	County:	Montgomery County
Total Acreage:	16.25±	2025 Taxes:	\$4,790
Clear Height:	14'		Fenced in lot
Drive-In Doors:	2 (11' x 11')		Recently updated office area
Docks:	None	Additional:	Floor drain with oil water separator
			Fiber internet

## Aerial



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## Photos



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## Floor Plan

