

UNDER NEW OWNERSHIP

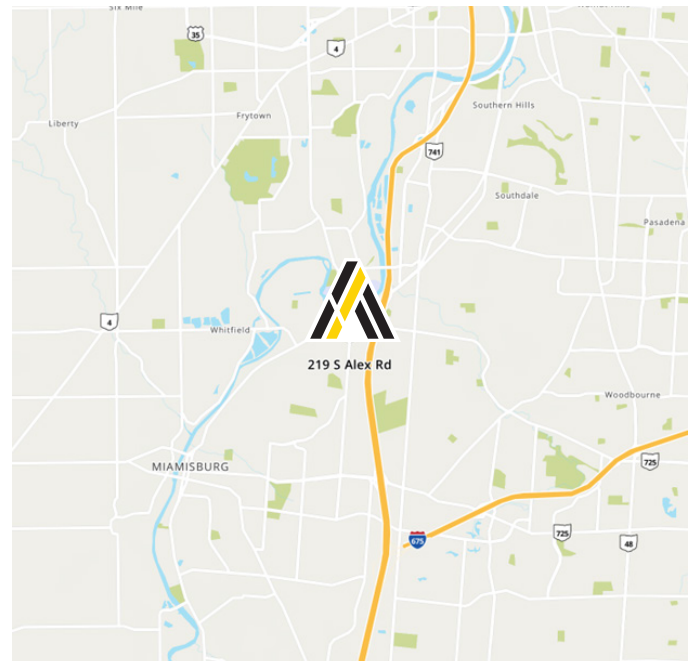
219 South Alex Road

West Carrollton, Ohio 45449

LEASE RATE:
\$6.50 PSF NNN

Property Highlights

- 37,200± SF Available
- Fully renovated space. Interior renovations include:
 - 2,079± SF New office space
 - Interior paint
 - New restrooms and breakroom
 - LED lighting throughout
 - Polished concrete floors
- 19' Clear height
- Three (3) phase power
- Multi-Purpose Facility
- Distribution, Sales Service and Light Manufacturing
- Less than one (1) mile to I-75



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Principal

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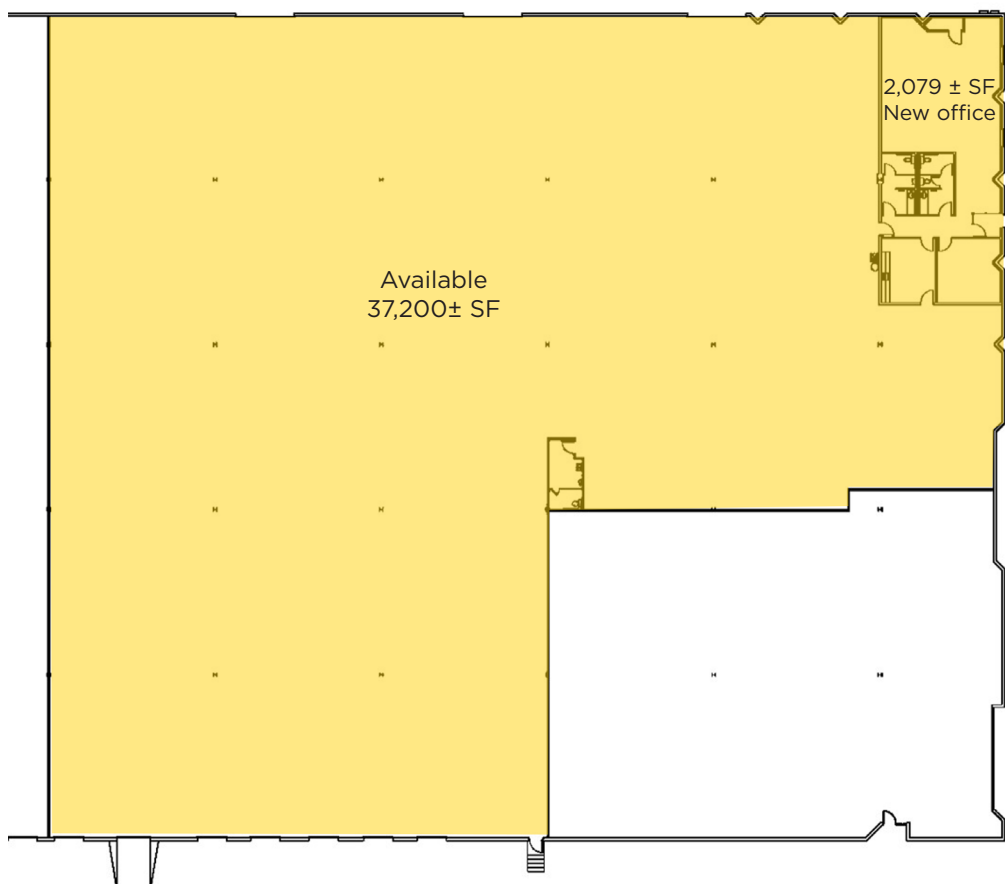
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Building Specifications

Location:	219 South Alex Road, West Carrollton
Available:	37,200± SF
Docks:	5 Docks
Drive-in Doors:	1
Ceiling Height:	19' to Bottom of Bar Joists
Construction:	Concrete Tilt-Up
Electrical:	480 Volt, 3 Phase
Sprinkler System:	Wet Pipe, moderate hazard
Heating:	Natural Gas
Lights:	LED
Lease Type:	NNN
OpEx:	\$1.44 psf

Floor Plan



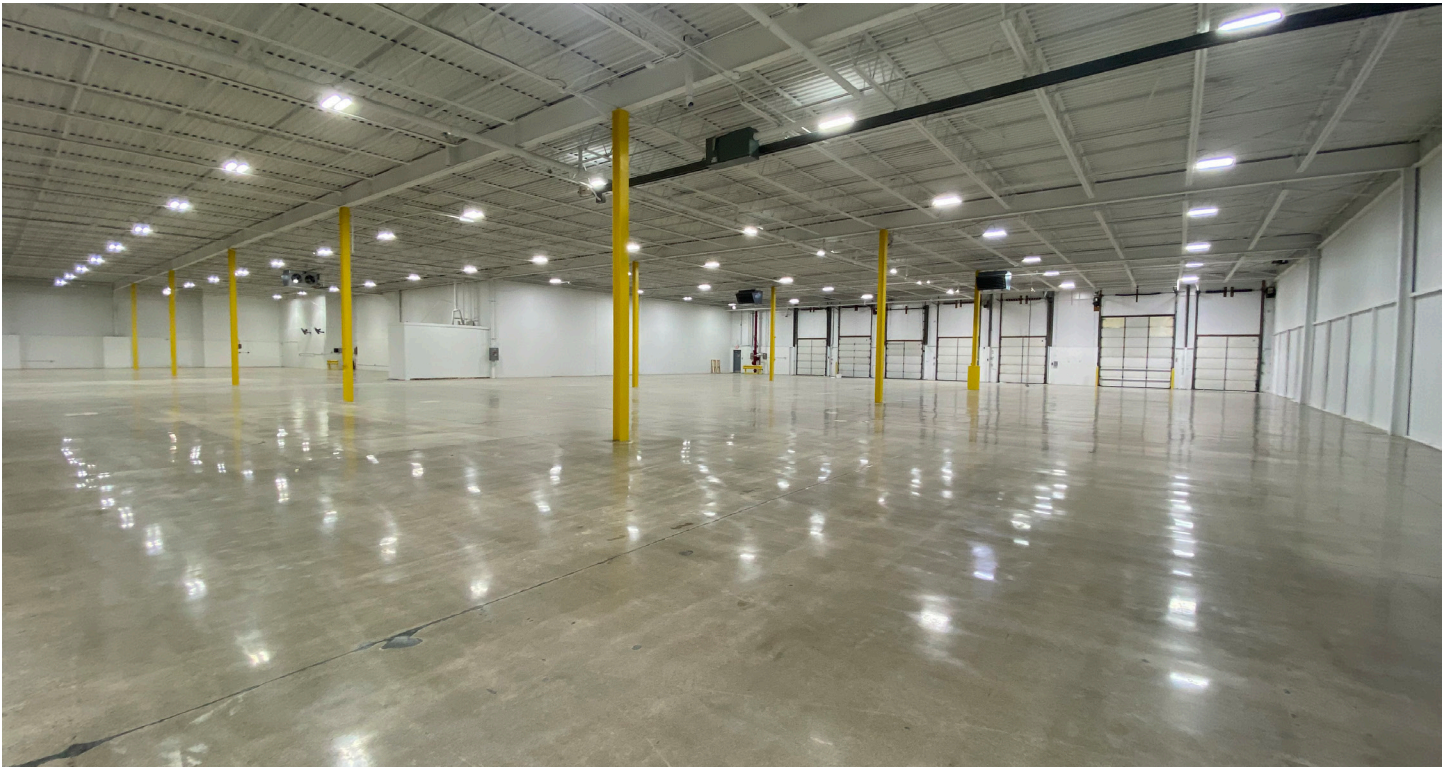
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Photos

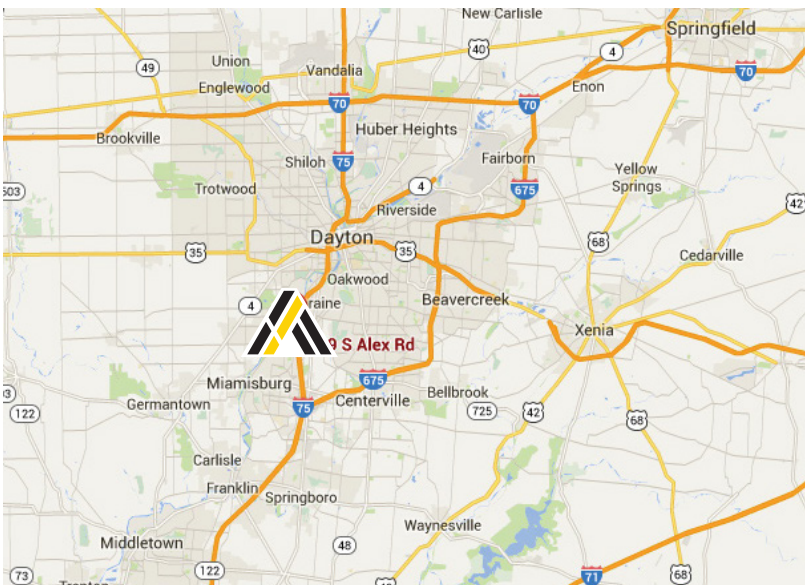
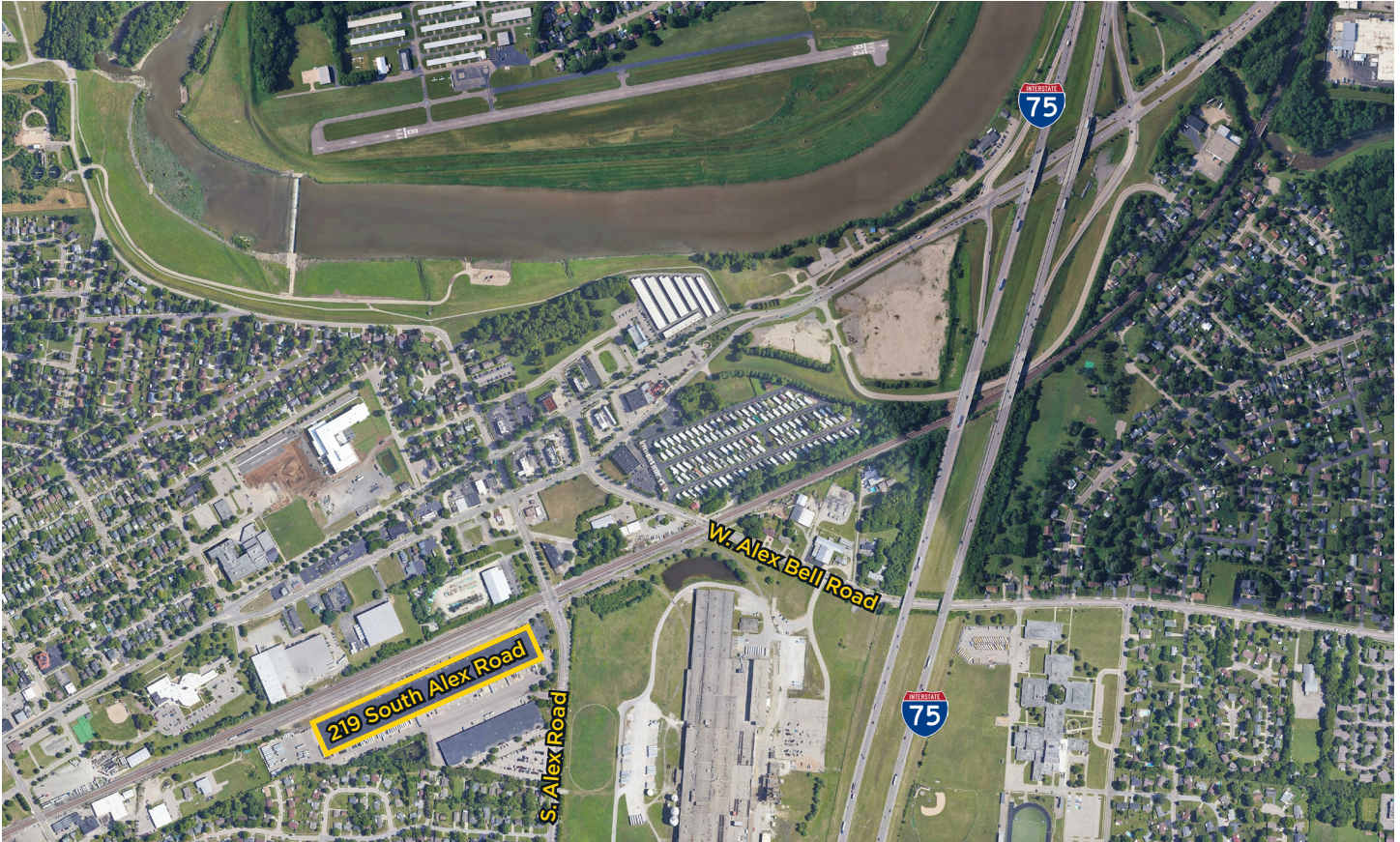


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Aerial



- 1 mile to Interstate 75
- 7.5 miles to Downtown Dayton
- 5 miles to Interstate 675
- 14.5 miles to Interstate 70
- 20 miles to Dayton International Airport
- 49 miles to Downtown Cincinnati
- 60 miles to Greater Cincinnati Airport
- 79 miles to Downtown Columbus

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