

AVAILABLE
OFFICE/WAREHOUSE
FOR SALE
OR LEASE

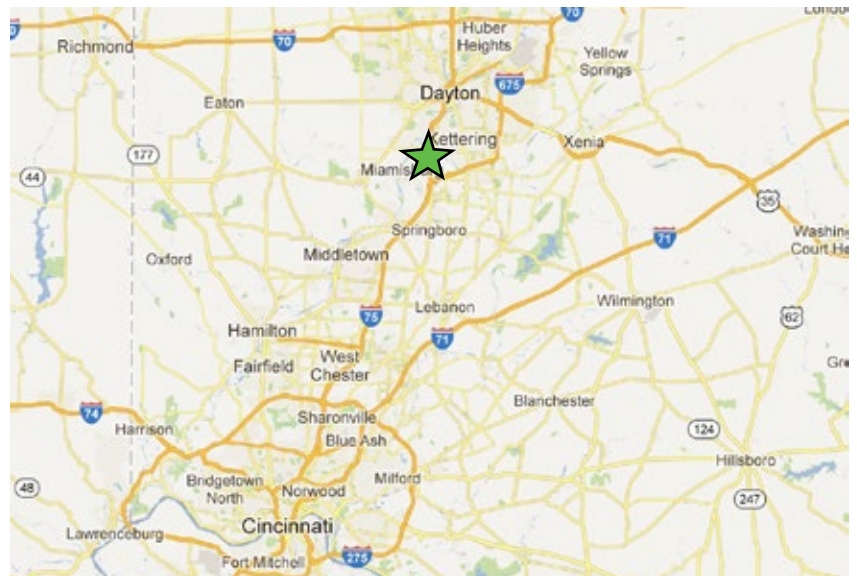
805 LIBERTY LANE WEST CARROLLTON

MONTGOMERY CO. OHIO 45449



Building Highlights

- 179,506 Sq. Ft. Building
- Divisible to 30,000 Sq. Ft.
- 100% Air-Conditioned
- T-8 Fluorescent Lighting
- 3200 Amp 480 Volt 3 Phase
- I-75 Visibility



**FOR MORE
INFORMATION
PLEASE
CONTACT**

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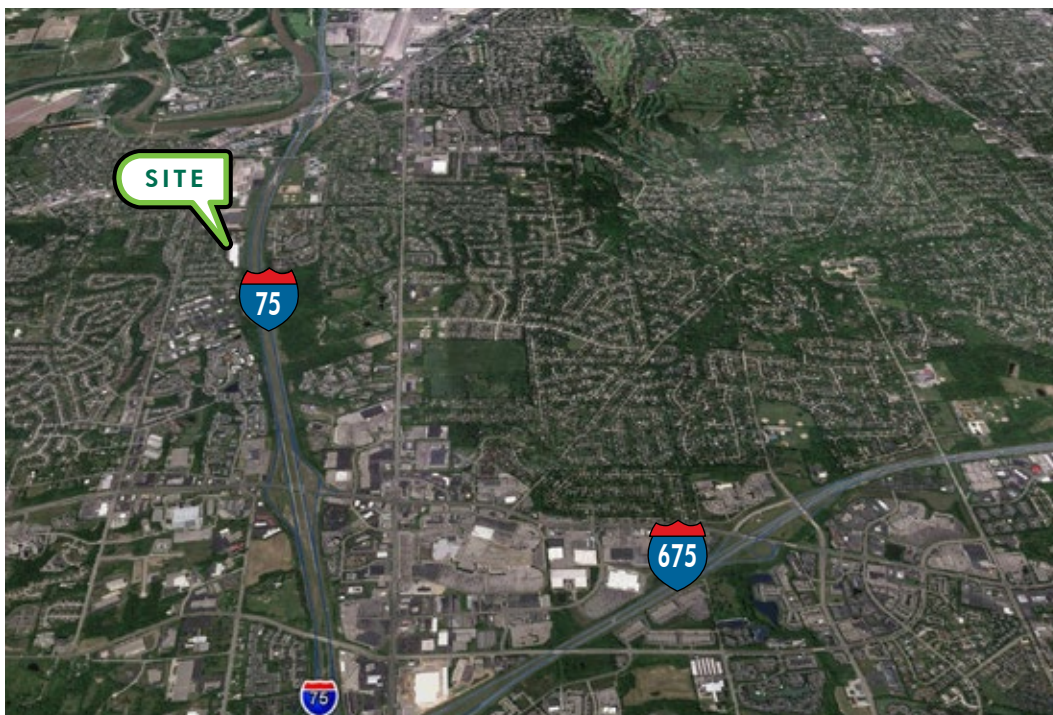
CBRE

805 LIBERTY LANE, WEST CARROLLTON, OH 45449

SPECIFICATIONS

| | | | |
|---|--------------------|---|--|
| Total Sq. Ft. | 179,506 Sq. Ft. | Cranes | Three (3) existing crane ways in manufacturing area |
| Office Sq. Ft. | ± 89,478 Sq. Ft. * | HVAC | Gas Heat, 100% Air-conditioned |
| Manufacturing / Production / Warehouse Area | ± 90,028 Sq. Ft. | Clear Height | 19' |
| Dock Doors | 14 w/ Levelers | Sprinkler | Wet |
| Drive-In Doors | 5 | Acres | 10.5 |
| Lighting | T-8 Fluorescent | Parking | 300+ |
| Floors | 6" | Roof | Rubber |
| Column Spacing | 40' x 40' | Power | 3200 Amp 480 V 3 Phase Service |
| Construction | Tilt-up | MISC | Security Doors, paint booth and buss ducts, compressed air lines |
| Year Built | 1979 | *includes private offices, open bull pen areas, lunch room, exercise room, multiple meeting and conference areas, training rooms & multiple restrooms | |

Aerial



- 1.5 miles from the new South Dixie Drive Central Avenue Interchange
- 19 miles from Wright-Patterson Air Force Base
- 20 miles from the Dayton International Airport
- 60 miles from the Cincinnati/ Northern Kentucky International Airport
- Growing, vibrant community
www.discoverwestcarrollton.com

805 LIBERTY LANE, WEST CARROLLTON, OH 45449

Site Plan

Area 1
42,032 sq. ft. Office
6,280 sq. ft. Locker Rooms

AREA #1
42,032 SF Office
6,280 Locker Rooms

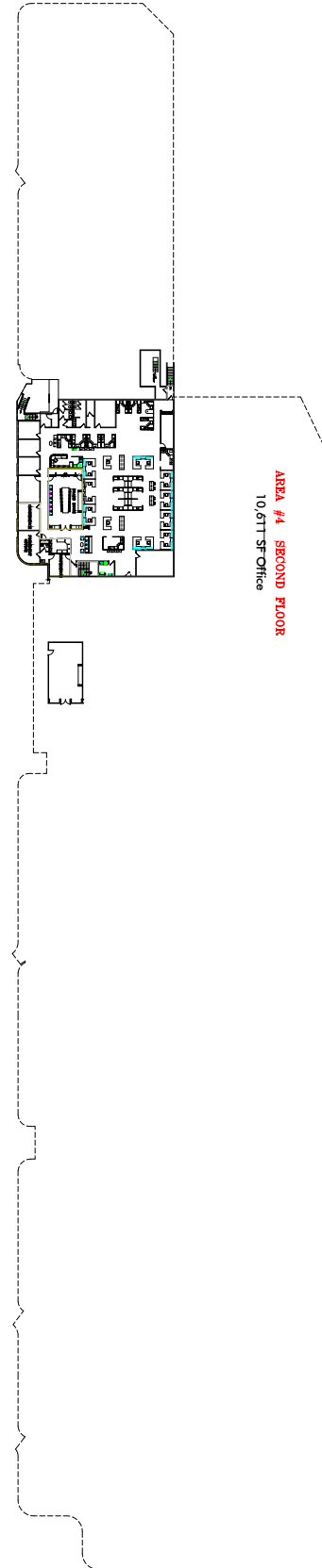
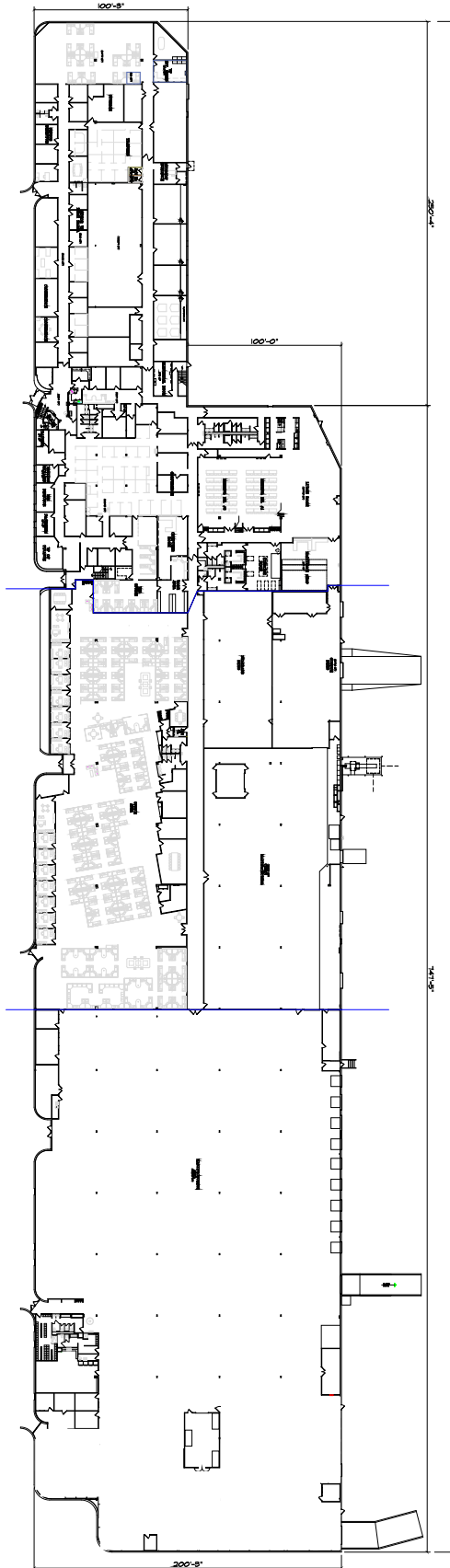
Area 2
27,905 sq. ft. Office
24,213 sq. ft. Manu-
facturing Demonstration

AREA #2
27,905 SF Office
24,213 Manufacturing Demonstration

DATE: 10/25/14
SCALE: 1/32" = 1'-0"
BUILDING FLOOR PLAN

Area 3
1,345 sq. ft. Locker Rooms
67,075 sq. ft. Manufacturing

AREA #3
1,345 SF Locker Rooms
67,075 SF Manufacturing



AREA #4 SECOND FLOOR
10,611 SF Office

Area 4 Second Floor
10,611 sq. ft. Office

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Building Front



Building Rear



Building Power



Engineering Office



Lunch Room



Bullpen Office



Crane Served Warehouse

