

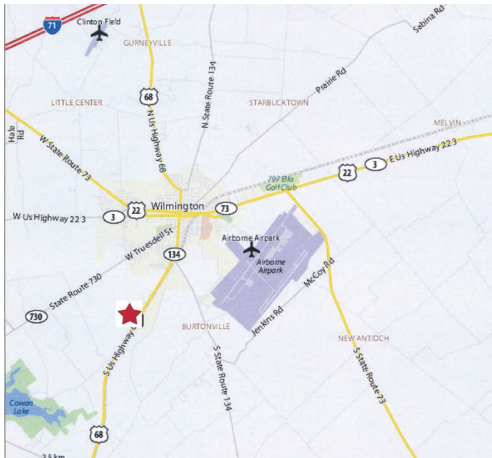
FOR SALE

# 105 AMERICAN WAY WILMINGTON, OHIO

## FEATURES:

- ◆ 6,643 +/- square feet of office, 2 stories
- ◆ 18' & 28' minimum clear height
- ◆ Excellent logistics opportunity

## LOCATION MAP



Available Space:	57,211 SF +/-
Warehouse Area:	Approximately 50,568 SF +/-
Column Spacing:	25' x 50' and 28' x 50'
Ceiling Height:	18' x 28'
Loading Facilities:	5 dock doors with levelers & shrouds
Year Built:	1994, 1996, 2005
Zoning:	Industrial
Warehouse Floor:	6" Floor slabs
Construction:	Concrete Block and Steel
Insulation:	Roof and Walls
Parking:	75 spaces
Sprinkler:	ESFR system
Heating:	4 FA/CA Units, 8 Ceiling Units
Electrical:	480 volt, 1500 amp, 3 phase
List Price:	\$1,489,000.00



FOR MORE  
INFORMATION  
PLEASE CONTACT

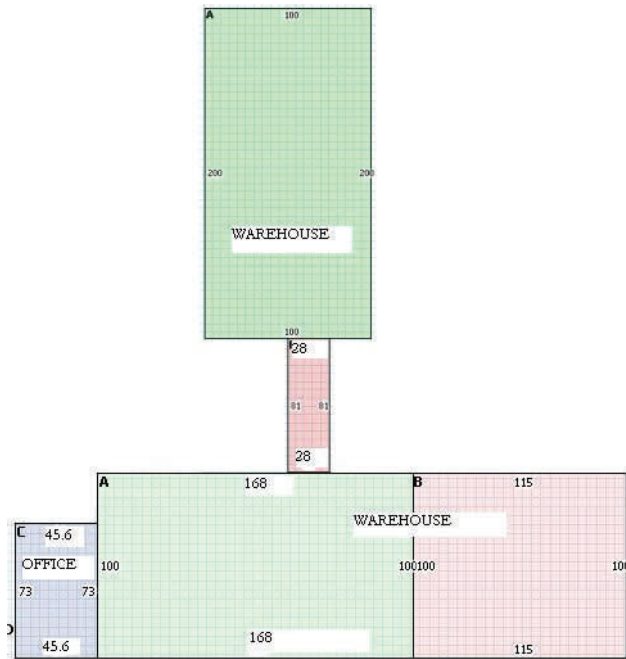
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## FLOOR PLAN



FOR MORE INFORMATION  
PLEASE CONTACT

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