

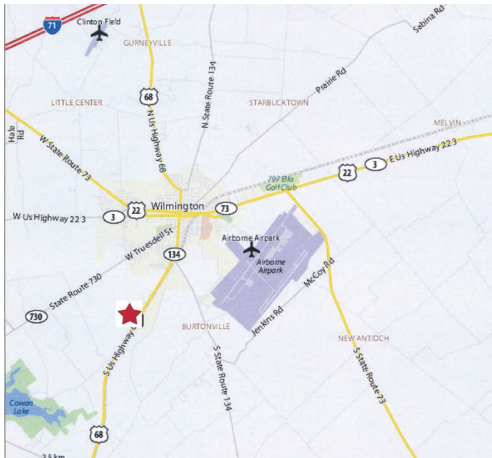
FOR SALE

# 105-A AMERICAN WAY WILMINGTON, OHIO

## FEATURES:

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

## LOCATION MAP



Available Space:	35,186 SF +/-
Warehouse Area:	Approximately 28,543 SF +/-
Column Spacing:	28' x 50'
Ceiling Height:	18'
Loading Facilities:	3 dock doors with levelers & shrouds
Year Built:	1994, 1996
Zoning:	Industrial
Warehouse Floor:	6" Floor slabs
Construction:	Concrete Block and Steel
Insulation:	Roof and Walls
Parking:	25 spaces
Sprinkler:	ESFR system
Heating:	4 FA/CA Units, 8 Ceiling Units
Electrical:	480 volt, 700 amp, 3 phase
List Price:	\$889,000.00



FOR MORE  
INFORMATION  
PLEASE CONTACT

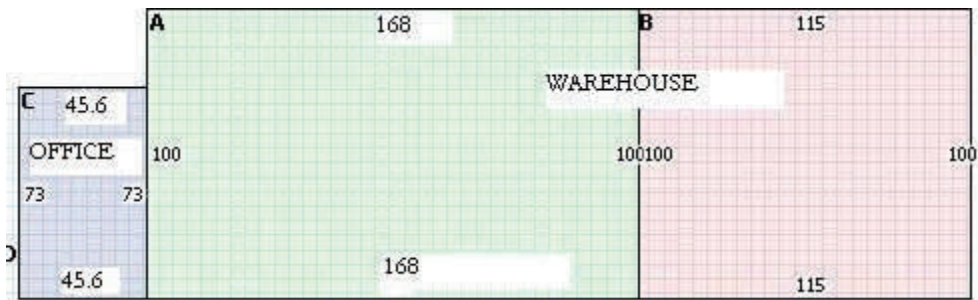
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## FLOOR PLAN



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PLEASE CONTACT

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