

Office/Industrial For Sale

RICHARD
FLAGEL REALTY
 INC.
 RETAIL • OFFICE
 SALES • LEASING • MANAGEMENT



175 W. Wenger
Englewood, Ohio 45322

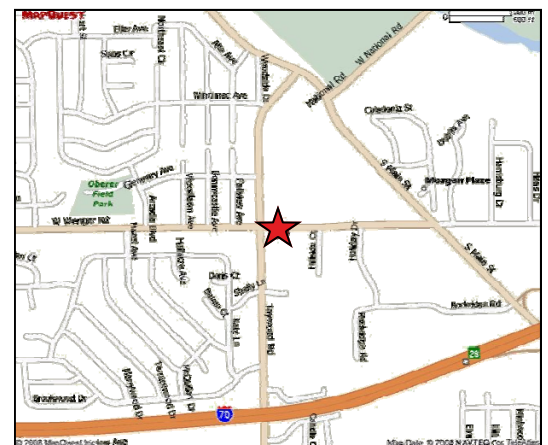
Aaron Savino

937-433-4123 ext. 206
 937-433-4093 (Fax)
 asavino@flagelrealty.com
 www.flagelrealty.com

15,883 sf Office/Industrial building on 6.41 acre site
 For Sale - \$850,000
 Zoned C-4; Office and Industrial Sales-Service Park District
 13 Overhead doors; 12 drive-in/thru* with 1 semi dock
 Fenced facility on corner lot with curb cuts on both
 W. Wenger Rd and Taywood Rd.
 Shower facilities, fully sprinklered
 Less than 1/2 mile to I-70

Demographics:

<i>Population</i>	<i>Average Household Income</i>
1 Mile - 7,818	1 Mile - \$67,625
3 Mile - 34,780	3 Mile - \$73,470
5 Mile - 74,032	5 Mile - \$70,116



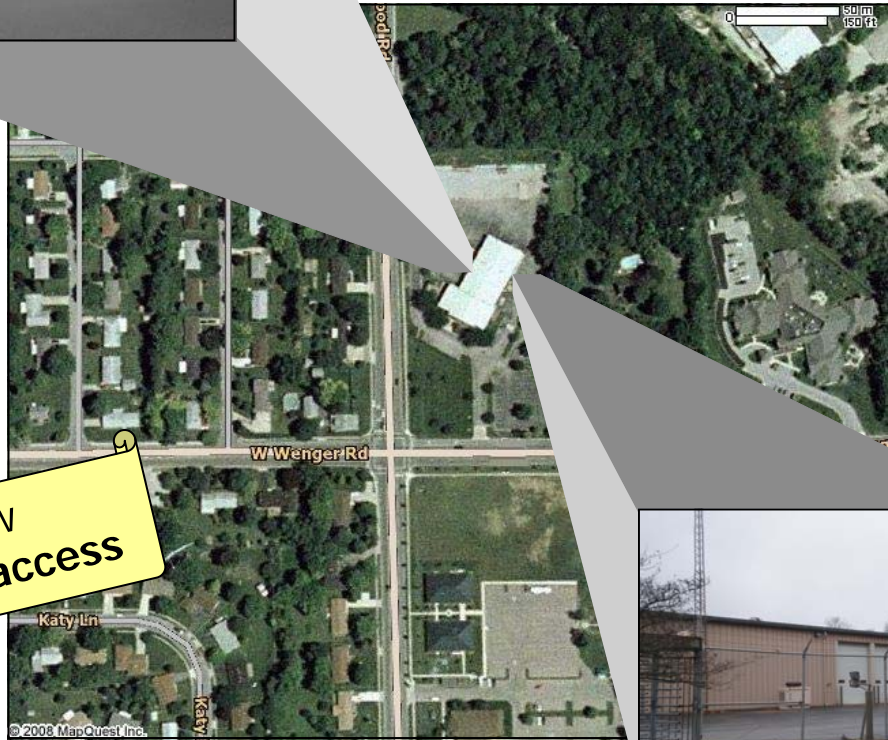
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 "The information submitted herein is not guaranteed. Although obtained from reliable sources,
 it is subject to errors, omissions, prior sale and withdrawal from the market without notice."



Member
 International Council of
 Shopping Centers

Office/Industrial building For Sale

Ample Parking



to I-70

3 doors allow full drive thru access



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7/13/09

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