

# Office/Warehouse For Lease

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



5335 Springboro Pike  
West Carrollton, OH 45449

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1,800sf - 3,000sf Office/Warehouse/Flex Space

Available at Below Market Rent!

Great Visibility!

Over 25,000 cars/day on Springboro Pike

Overhead doors

Zoned M-1: Business Park District;

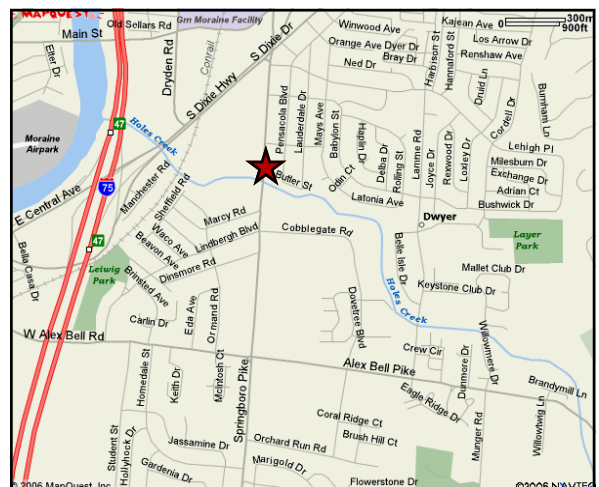
Allows for a variety of uses:

Light manufacturing

Indoor recreation

Self storage

Office Space



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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."



1,800sf - 3,000sf Available



Dock door availability



3,000sf Office Space Available with Storage

**Demographics:**

<u>Population</u>	<u>Average Household Income</u>
1 Mile - 9,824	1 Mile - \$55,199
3 Mile - 51,351	3 Mile - \$64,351
5 Mile - 165,398	5 Mile - \$59,295



1,800sf Warehouse Space



- Professionally Managed by Richard Flagel Management
- 24 Hour Emergency Maintenance