For Sale

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100 Prosperity Drive
Trotwood, OH 45426

Asking Price: $599,000

- 5,800 total SF
- 4,500 warehouse SF
- 1,300 office SF
- Clear height: 17’–20’
- 3 overhead doors (12’x14’), one with an exterior/platform dock
- LED Lighting
- Zoning: City of Trotwood L-I-1: Light Industrial
- Turn-key, Class A freestanding office/warehouse building
- Fully renovated in 2019
- Fenced asphalt parking lot: 12” compacted/recycled blacktop
- Parcel ID #: H33 00416 0033

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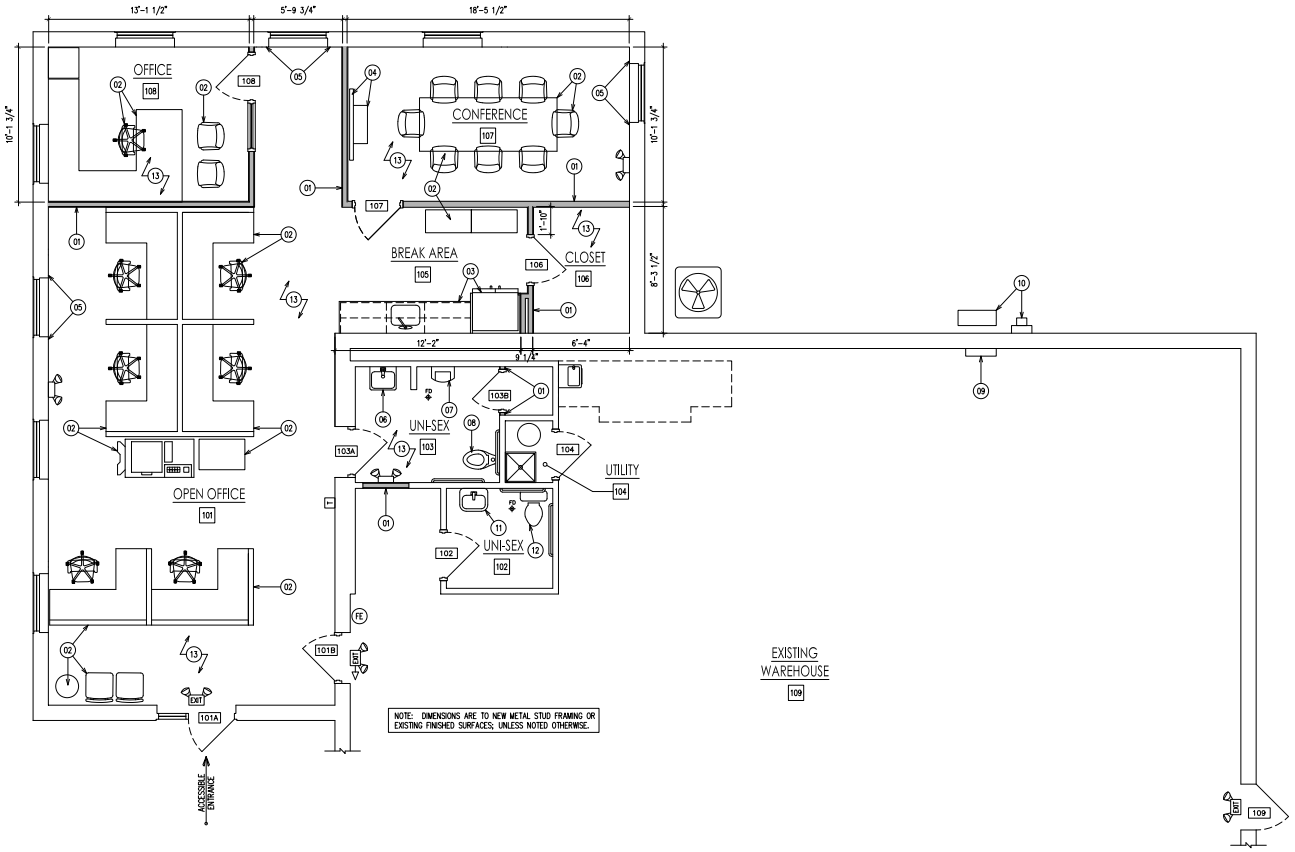
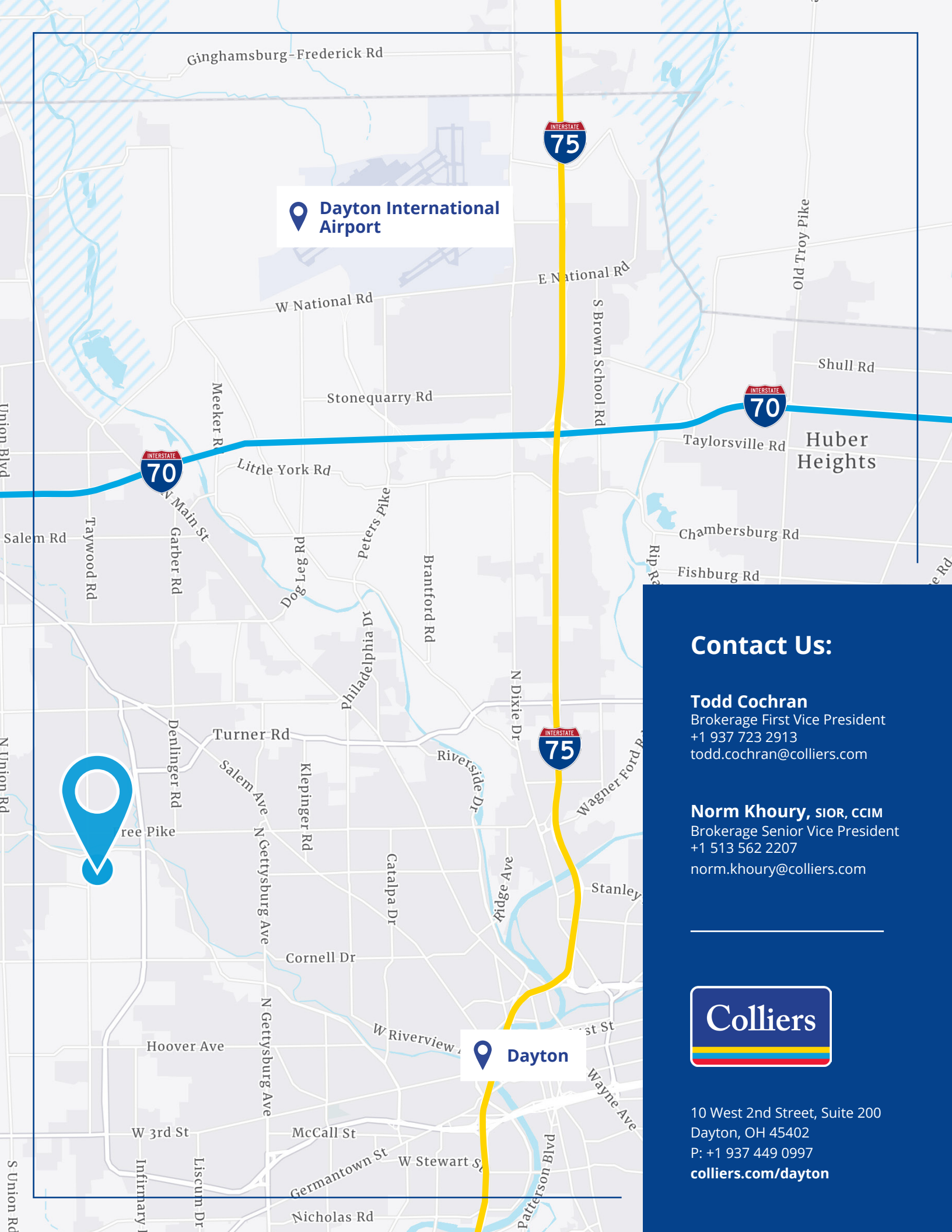
Floor Plan


OFFICE
108
CONFERENCE
107
BREAK AREA
105
CLOSET
106
UNI-SEX
103
UTILITY
104
OPEN OFFICE
101
UNI-SEX
102
EXISTING
WAREHOUSE
109
NOTE: DIMENSIONS ARE TO NEW METAL STUD FRAMING OR EXISTING FINISHED SURFACES; UNLESS NOTED OTHERWISE.
ACCESSIBLE ENTRANCE

Property **Exterior**

Property **Interior**



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