



Scan here for video tour of building

Advanced Drive

Springboro, Ohio 45066

SALE PRICE:

\$3,085,800

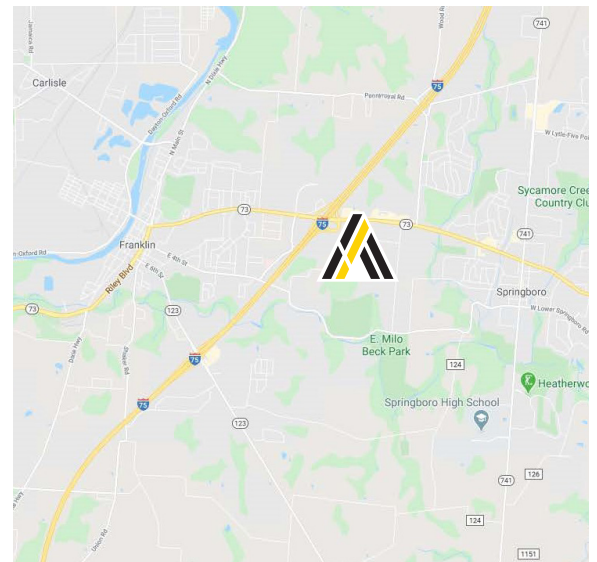
LEASE RATE:

NEGOTIABLE

Property Highlights

- 20,000± SF Divisible to 10,000± SF
- 6.72± Acres
- Masonry/Block Construction
- TPO or EPDM Roof w/Warranty
- 18' Clear Ceiling Height
- Up to 15 Year, 100% Tax Abatement on Improvements
- Land cost of \$268,800 is included (6.72 acres @ \$40,000/acre)

Click **HERE** for a Video Tour



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Building Specifications

Location:	Advanced Drive, Springboro, Ohio
Total Square Footage:	20,000± SF Divisible to 10,000± SF with potential demising wall
Drive-in Door:	Two (2) Overhead Doors (14'W x 14'H) at grade
Docks:	Two (2) Loading Dock - 4' above grade
Height:	18' Clear interior
Construction:	Masonry/Block
Roof:	TPO or EPDM w/Warranty
Floor:	6" Slab with 42# wire mesh
Electrical:	3 Phase 4 Wire 480 Volt service
Restrooms:	One (1) half bath rough-in for each space
Plumbing:	Backflow preventer with floor drain, 6" sanitary line
Telecom:	Two (2) 4" telecom conduits to street
Exterior Features:	Glass storefront door and metal canopy at entrance
Tenant Improvements:	Seller to perform tenant improvements

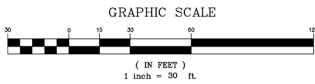
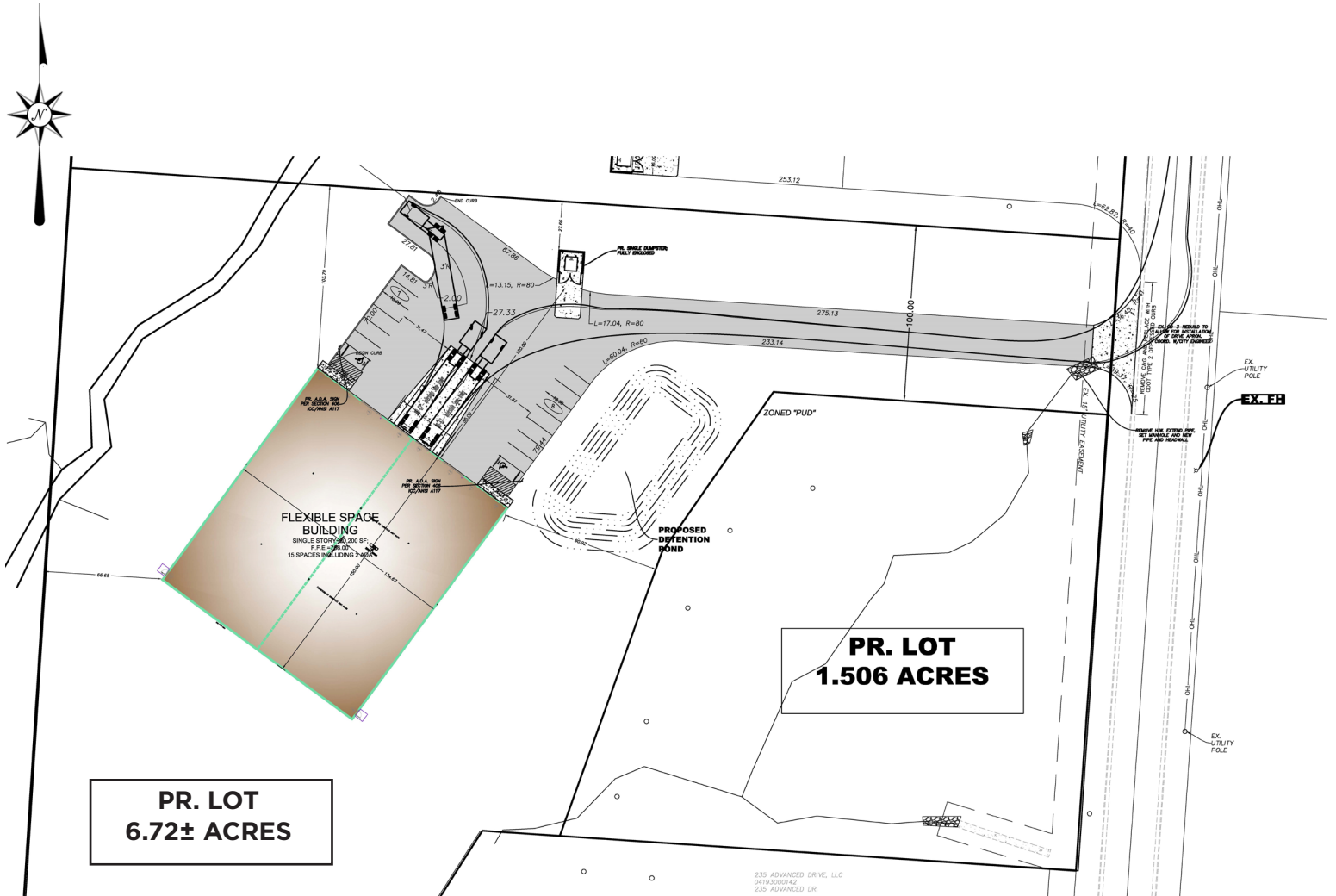
Site Specifications

Acreage:	6.72± Acres
Parking Lot:	Asphalt Paving
Parking:	Fifteen (15) parking spaces
Entrance:	One (1) entrance from Advanced Drive
Dock Area:	Concrete pad in front of dock door
Outdoor Features:	Dumpster area with concrete paving, masonry walls and gates

Advanced Drive

Springboro, Ohio 45066

Site Plan



ApexCommercialGroup.com



Building Plan

