

## FOR SALE OR LEASE

Build-to-Suit/Spec



## **Advanced Drive**

Springboro, Ohio 45066

#### **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 @ \$40,0000/acre)

Click **HERE** for a Video Tour

Dave Tobeson, SIOR

Senior Vice President 937.469.8251 Dave.Tobeson@ApexCommercialGroup.com **SALE PRICE:** \$3,085,800 LEASE RATE: NEGOTIABLE



Wade Elliott, SIOR Vice President 937.469.8270 Wade.Elliott@ApexCommercialGroup.com

ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

Apex Commercial Group Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

# Advanced Drive



#### **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**

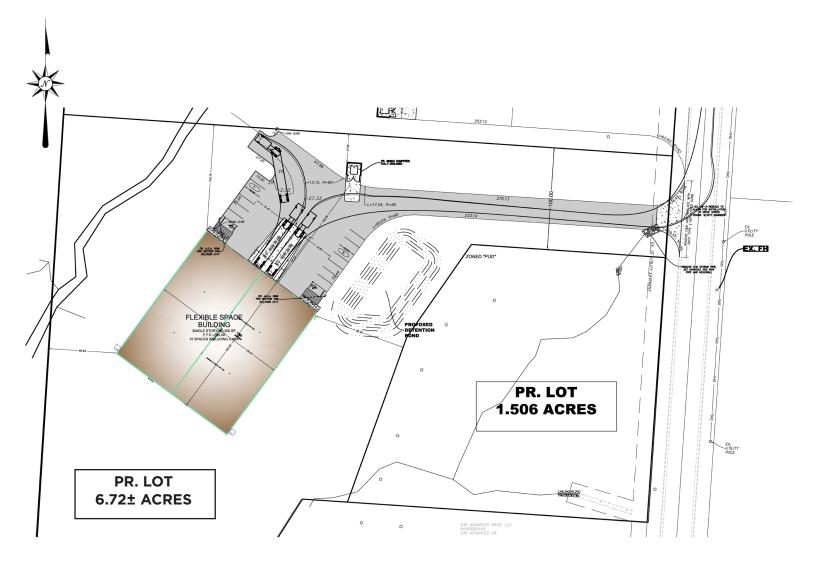
Acreage:	6.72± Acres
Parking Lot:	Asphalt Paving
Parking:	Fifteen (15) parking spaces
Entrance:	One (1) entrance from Advanced Drive
Dock Area:	Concrete pad in front of dock door
Outdoor Features:	Dumpster area with concrete paving, masonry walls and gates

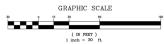
#### ApexCommercialGroup.com

Advanced Drive



#### Site Plan





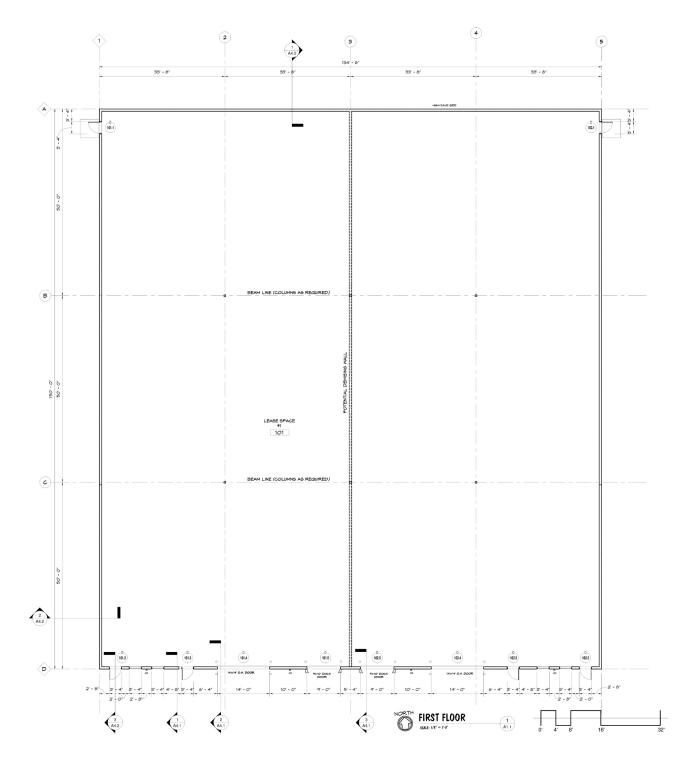
#### ApexCommercialGroup.com

Apex Commercial Group Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Advanced Drive Springboro, Ohio 45066



### **Building Plan**



#### ApexCommercialGroup.com