

COMPETITIVE RATES!

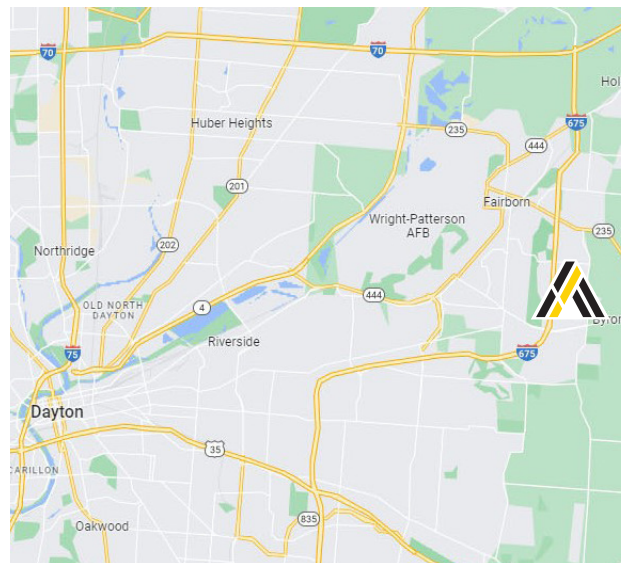
1835-1855 Successful Drive

Fairborn, Ohio 45324

LEASE RATE:
\$12.00 PSF + UTILITIES
& JANITORIAL

Property Highlights

- 2,950± - 5,900± SF Available
- **2 Months free rent and \$3,800 base rent for the first 2 years on qualified deals of 5 years or more - rate dependent on SF of space taken**
- **Tenant Improvement packages offered**
- Suite 1845 - 5,900± SF Total
 - 2,060± SF Office and 3,840± SF Warehouse
 - 100% Air conditioned
 - 600 Amp 480 volt 3 phase panel
- 12' Clear height in warehouse
- 2 Grade-level OH doors 10' x 12'
- Easy access to I-675
- Approximately 3 miles from Wright Patt Air Force Base
- Perfect location for DOD contractors and service companies



Joe Krug

Senior Associate

937.701.1083

Joe.Krug@ApexCommercialGroup.com



Matt Tunnacliffe

Commercial Sales & Leasing

513.200.8270

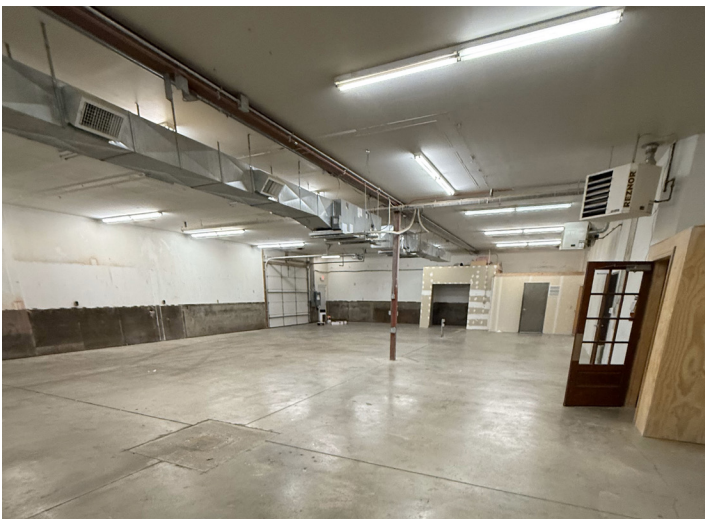
Matt.Tunnacliffe@ApexCommercialGroup.com

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

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Photos



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Floor Plan

