



- 89,612± SF on 8.2645± acres
- Expandable up to an additional 50,000± SF
- State of the art Office/Manufacturing/Warehouse facility
- Completely remodeled in 2020
- All masonry construction
- Strategically located between Dayton and Cincinnati
- Located approximately 1 mile from I-75
- 100% Leased to a single Tenant

Highlights

- 100% Leased to a single Tenant
- Strategically located between Dayton and Cincinnati
- Located approximately 1 mile from I-75

Exclusively offered by Apex
Commercial Group:



Dave Tobeson, SIOR
Senior Vice President

937.469.8251

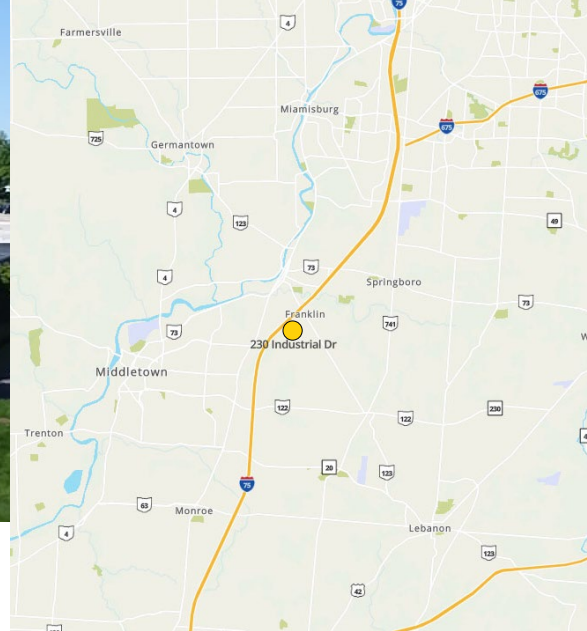
dave.tobeson@apexcommercialgroup.com



Matt Tunnacliffe
Associate

513.200.8270

matt.tunnacliffe@apexcommercialgroup.com



Address: 230 Industrial Drive, Franklin, Ohio

Property Type: Office/Manufacturing/Warehouse

Total Building SF: 89,612±

Office Area: 23,000± SF

Warehouse Area: 66,612± SF

Ceiling Height: 12' typical (18' - 20')

Dock Doors: Two (2) 8' x 8'

Drive-in Doors: Two (2)

HVAC: Building fully air conditioned

Parking: For 100 plus additional land for future parking lot

Parcel Size: 8.2645± acres

Year Built: 1970; with addition in 1984

Exclusively offered by Apex
Commercial Group:



Dave Tobeson, SIOR
Senior Vice President

937 469.8251

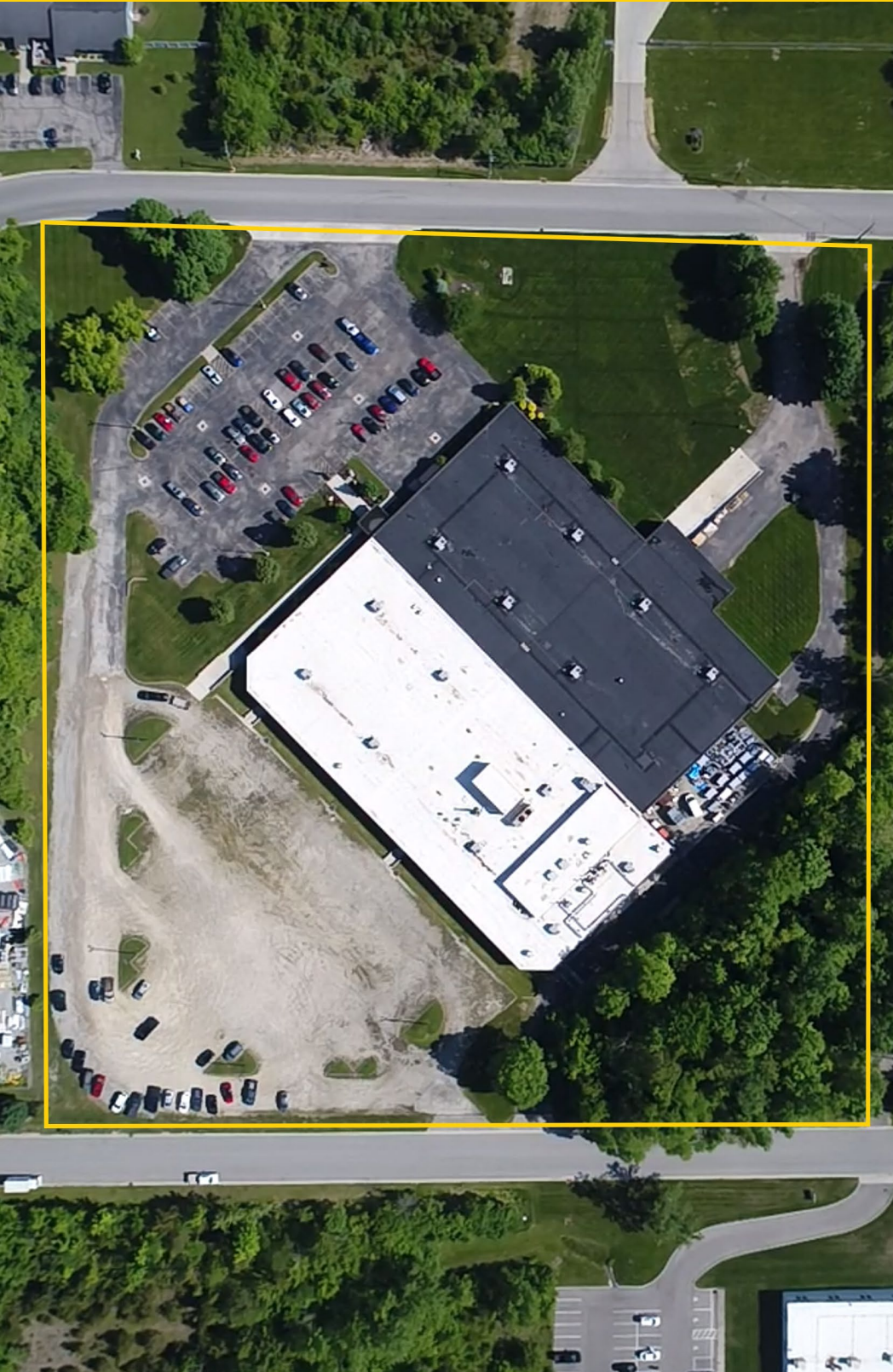
dave.tobeson@apexcommercialgroup.com



Matt Tunnacliffe
Associate

513.200.8270

matt.tunnacliffe@apexcommercialgroup.com



Exclusively offered by Apex
Commercial Group:



Dave Tobeson, SIOR
Senior Vice President

937 469.8251

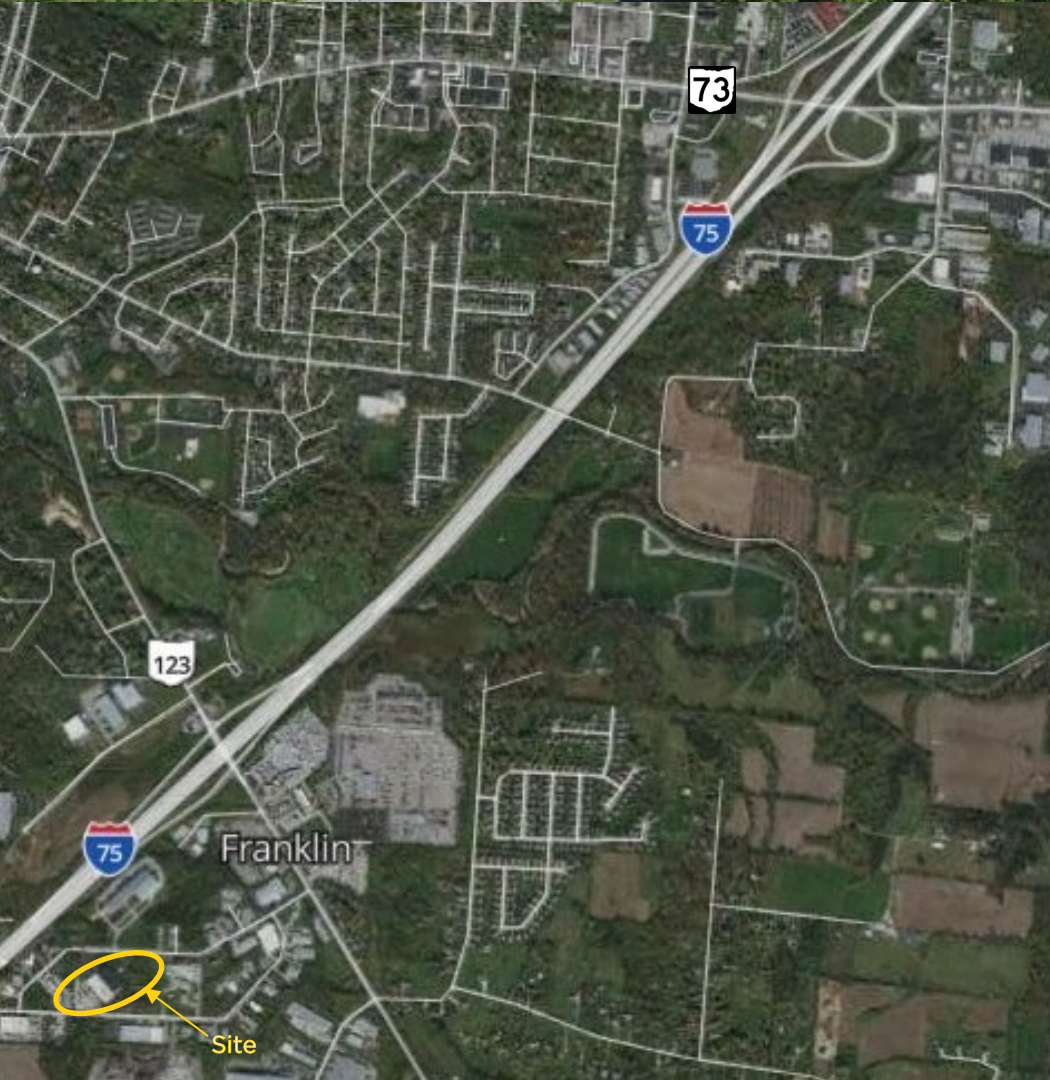
dave.tobeson@apexcommercialgroup.com



Matt Tunnacliffe
Associate

513.200.8270

matt.tunnacliffe@apexcommercialgroup.com



Exclusively offered by Apex
Commercial Group:



Dave Tobeson, SIOR
Senior Vice President

937 469.8251

dave.tobeson@apexcommercialgroup.com



Matt Tunnacliffe
Associate

513.200.8270

matt.tunnacliffe@apexcommercialgroup.com