



## 5747 Executive Boulevard

Huber Heights, Ohio 45424

**SALE PRICE:**

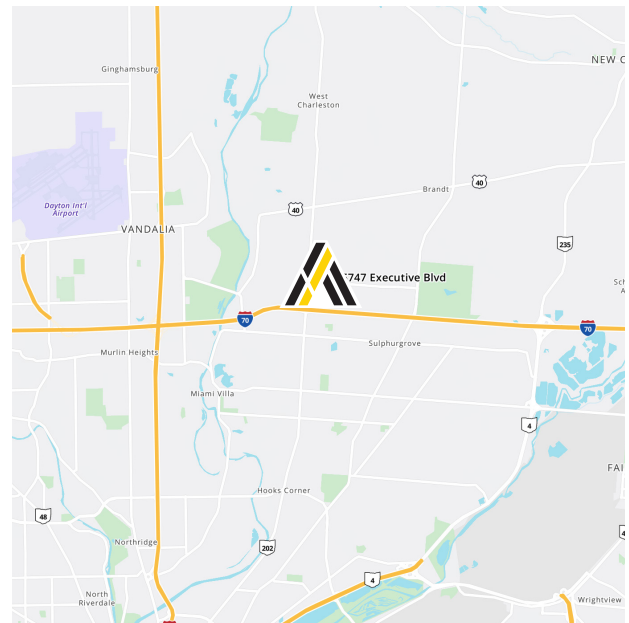
**\$1,300,000**

**LEASE RATE:**

**\$8.95 PSF NNN**

### Property Highlights

- **12,190± SF Industrial Building on 1.151± Acres** with an efficient blend of 4,000± SF office and 8,190± SF warehouse space. Available in its entirety or divisible to 6,000± SF.
- **Designed for Efficient Operations:** Four 10' x 10' drive-in overhead doors, 11'9" clear height, and 240V, 3-phase power support a variety of industrial users.
- **Flexible Industrial Opportunity:** I-1 Light Industrial zoning accommodates manufacturing, distribution, contractor, warehouse, and service operations.
- **Ample Parking Capacity:** 29 On-site parking spaces accommodate employees, visitors, and company vehicles.
- **Excellent Highway Access:** Minutes from I-70 and I-75 for efficient regional distribution and commuting.



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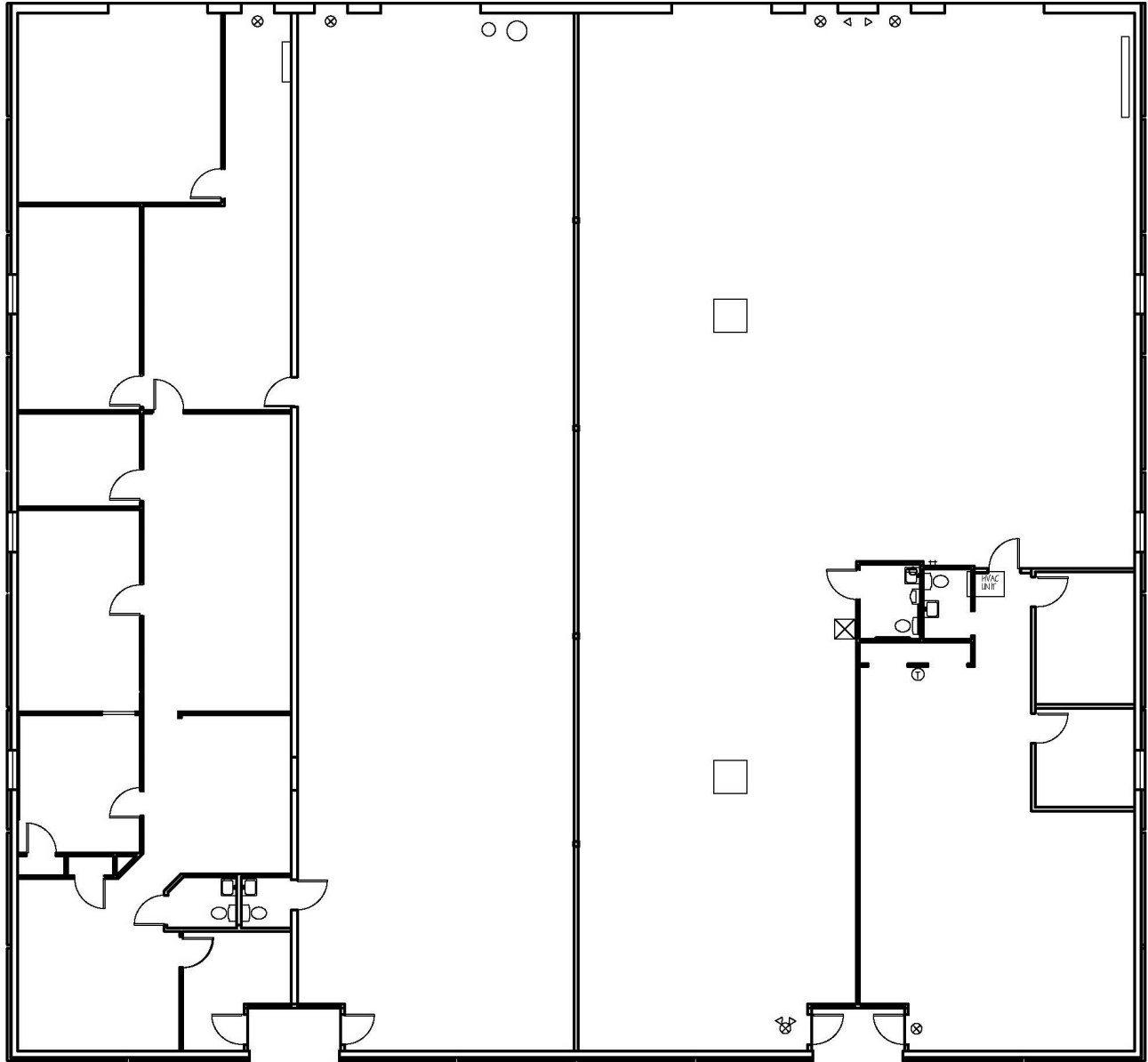
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## Floor Plan



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## Aerial



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