



Commercial  
Group

**FOR LEASE**

Office/Warehouse



## 2017 Springboro West Road

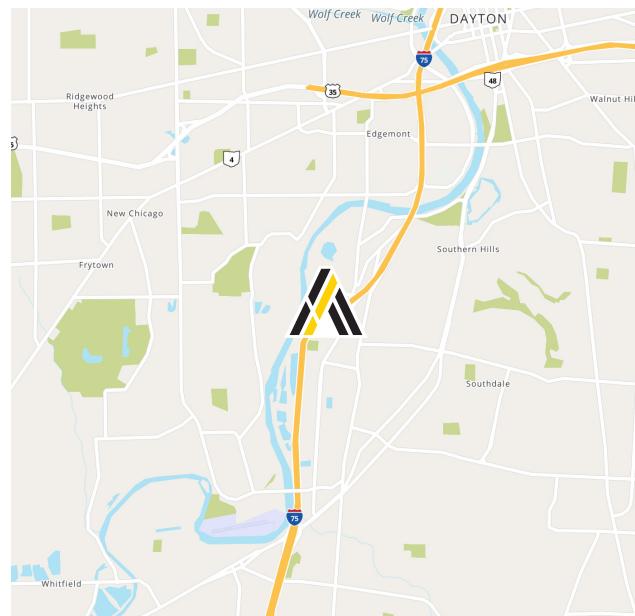
Moraine, Ohio 45439

**LEASE RATE:**

**\$8.95 PSF NNN**

### Property Highlights

- 2,560± Total SF
- 1,216± SF Warehouse
- 1,344± SF Office
- 15' Ceiling height
- One OH door (14' H x 12' W)
- 100 amp 240 volt Service
- Fluorescent lighting
- 100% Wet sprinklered
- 1 Set of restrooms
- Tilt-up construction
- Zoned B-2 (General Business)
- OH Gas fired heat
- Office air conditioned
- City water/sewer



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## Floor Plan

