



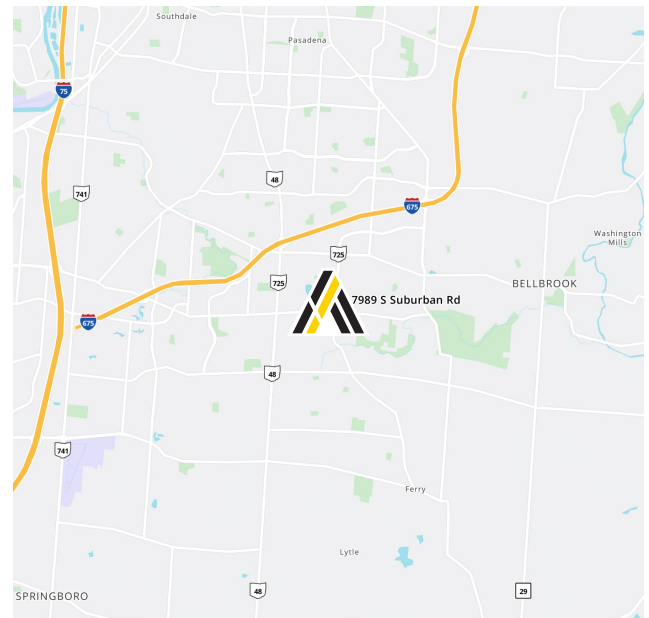
7989 S. Suburban Road

Centerville, Ohio 45458

LEASE RATE:
\$9.95 PSF NNN

Property Highlights

- **13,964± SF Flex / Light Industrial Facility:** Situated on 1.0± acre, the building offers an efficient blend of approximately 3,000± SF of move-in ready office space and climate-controlled warehouse area.
- **Additional Land:** Includes an adjacent 0.8± acre parcel suitable for outdoor storage or future building expansion.
- **Additional 2,500± SF Storage Building:** Detached outbuilding provides supplemental storage for equipment, inventory, or maintenance operations.
- **Building Features:** One (1) 12' drive-in door, 100% climate controlled warehouse, 1,200 amp 240v three phase power, and move-in ready office space.
- **I-1 Light Industrial Zoning:** Accommodates a variety of industrial, warehouse, contractor, and service-related uses.



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The floor plan is divided into two main fire areas:

- FIRE AREA 2** (Upper portion of the plan): Includes a large central area labeled "WAREHOUSE (CL-1) (U-1)", several "Display" areas, and a row of "OFFICE" spaces (OL-1, OL-2, OL-3, OL-4, OL-5, OL-6, OL-7, OL-8, OL-9, OL-10, OL-11, OL-12, OL-13, OL-14, OL-15, OL-16, OL-17, OL-18, OL-19, OL-20, OL-21, OL-22, OL-23, OL-24, OL-25, OL-26, OL-27, OL-28, OL-29, OL-30, OL-31, OL-32, OL-33, OL-34, OL-35, OL-36, OL-37, OL-38, OL-39, OL-40, OL-41, OL-42, OL-43, OL-44, OL-45, OL-46, OL-47, OL-48, OL-49, OL-50, OL-51, OL-52, OL-53, OL-54, OL-55, OL-56, OL-57, OL-58, OL-59, OL-60, OL-61, OL-62, OL-63, OL-64, OL-65, OL-66, OL-67, OL-68, OL-69, OL-70, OL-71, OL-72, OL-73, OL-74, OL-75, OL-76, OL-77, OL-78, OL-79, OL-80, OL-81, OL-82, OL-83, OL-84, OL-85, OL-86, OL-87, OL-88, OL-89, OL-90, OL-91, OL-92, OL-93, OL-94, OL-95, OL-96, OL-97, OL-98, OL-99, OL-100, OL-101, OL-102, OL-103, OL-104, OL-105, OL-106, OL-107, OL-108, OL-109, OL-110, OL-111, OL-112, OL-113, OL-114, OL-115, OL-116, OL-117, OL-118, 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