

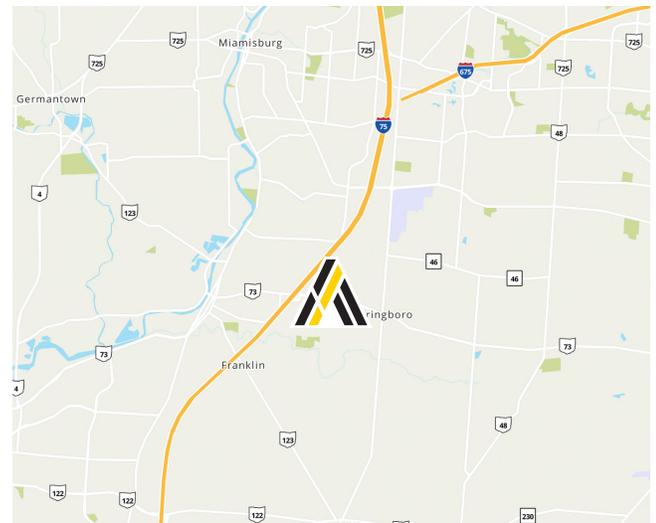


## 217 S. Pioneer Boulevard

Springboro, Ohio 45066

### Property Highlights

- 20,217± Total SF on 1.563± acres
- 3,250± SF Office
- 16,967± SF Warehouse
- Fenced outside storage available
- Four (4) Drive-in doors (12' x 14')
- One (1) Dock
- 18' - 20' Ceiling height
- 600 Amp 240 volt 3 phase service
- Columns 25' x 50'
- Wet Sprinkler - Density of .20 over 1,500 SF
- 6" Reinforced floor
- Masonry and Metal construction
- Metal roof
- Gas heat
- Exhaust system
- Abundant parking
- Located 1 mile from I-75



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## Photos

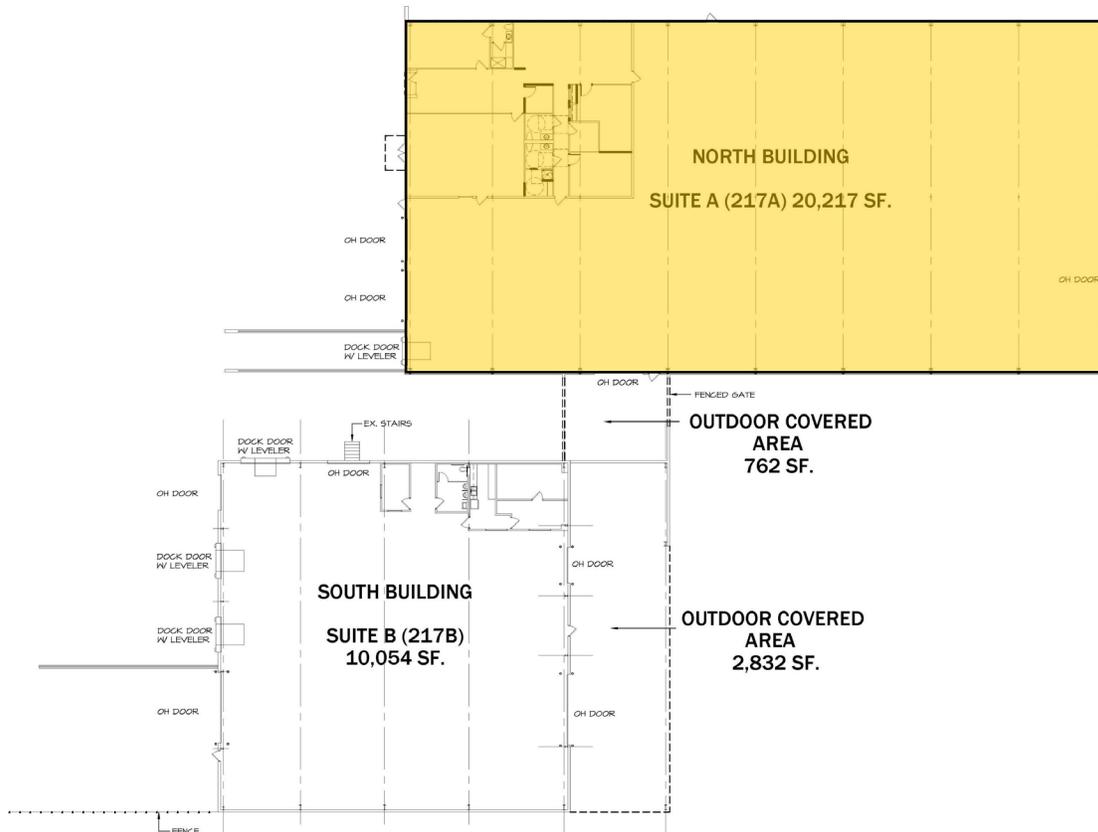
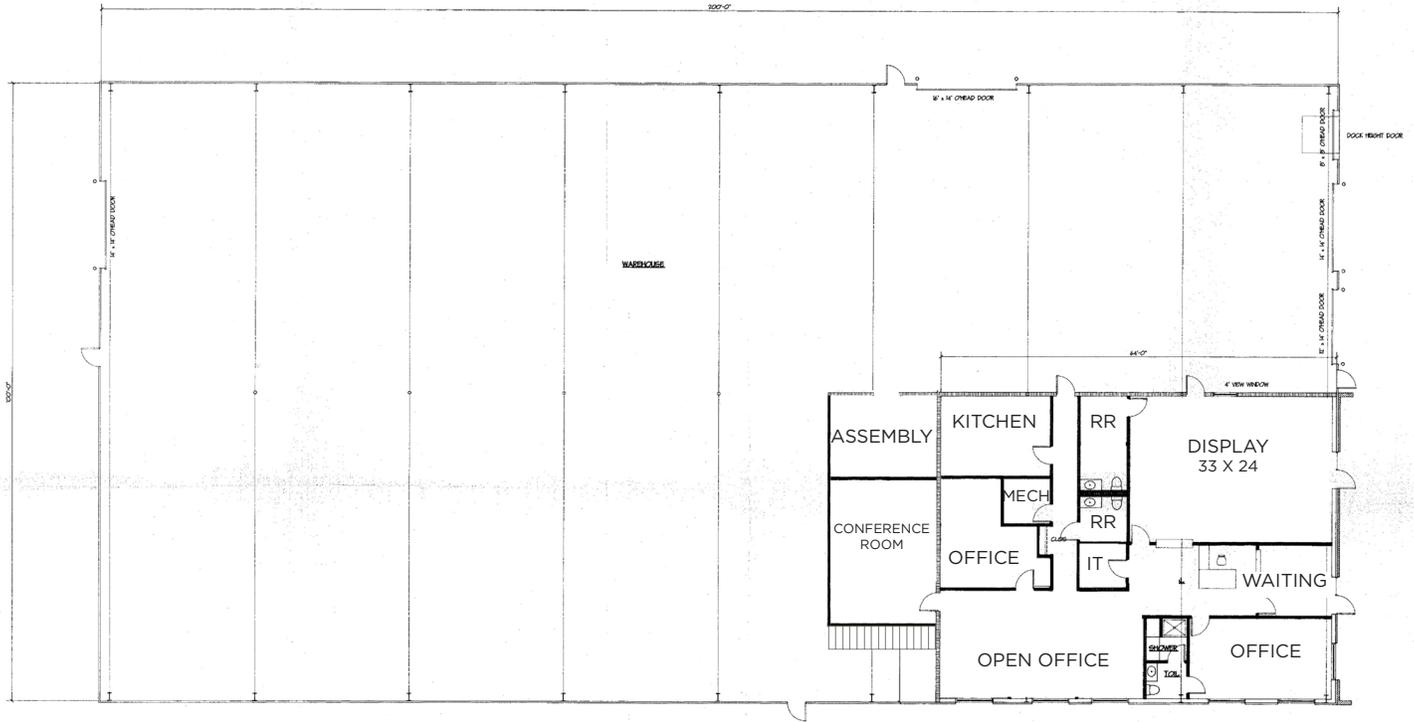


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## Floor Plan



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