

# FLEX SPACE

1981 James E. Saul Drive | Batavia, OH



## Property Features

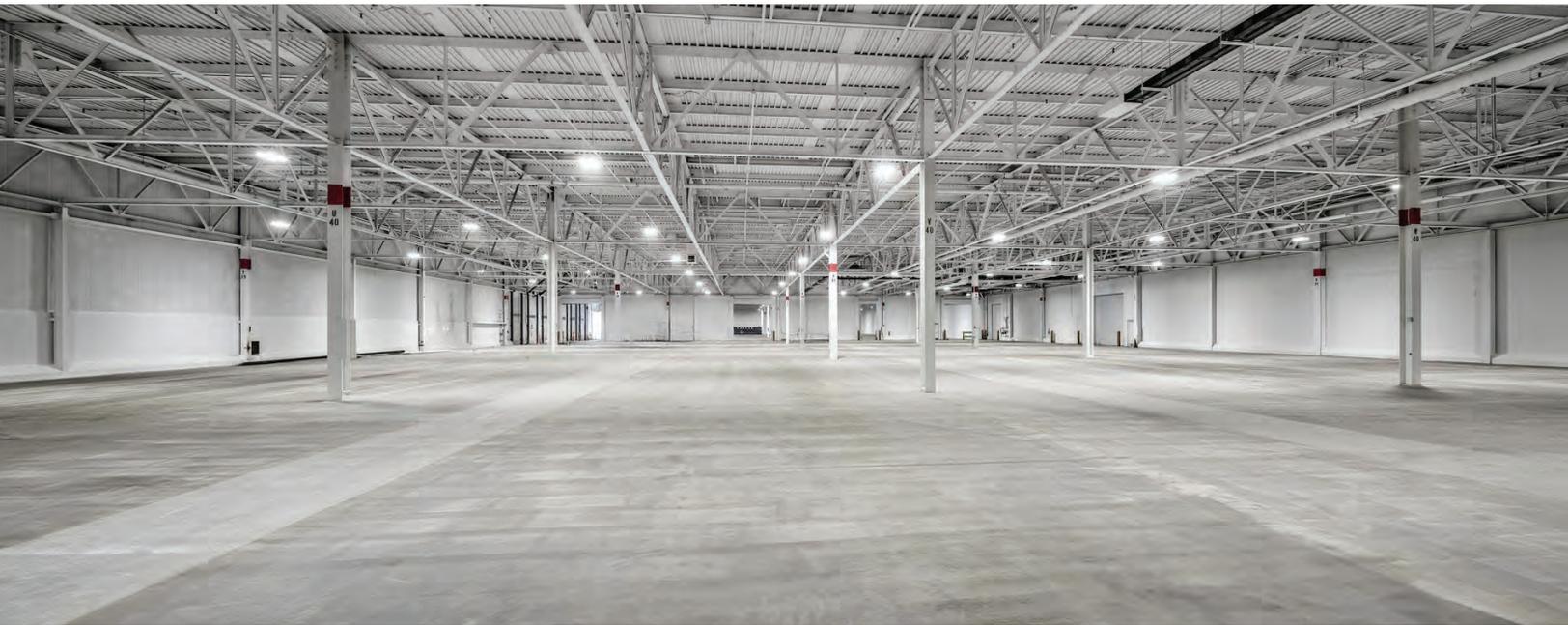
- Available: Up to 138,610 SF
- Can be converted to high bay industrial space or accommodate flex / tech / lab / office users
- 54,363 SF - 84,247 SF office conversion to high bay
- 3 new docks / 1 Drive-In
- Immediate access off SR 32
- Excellent access to I-275



Dean Miller  
513-383-8351 | dmiller@icpllc.com

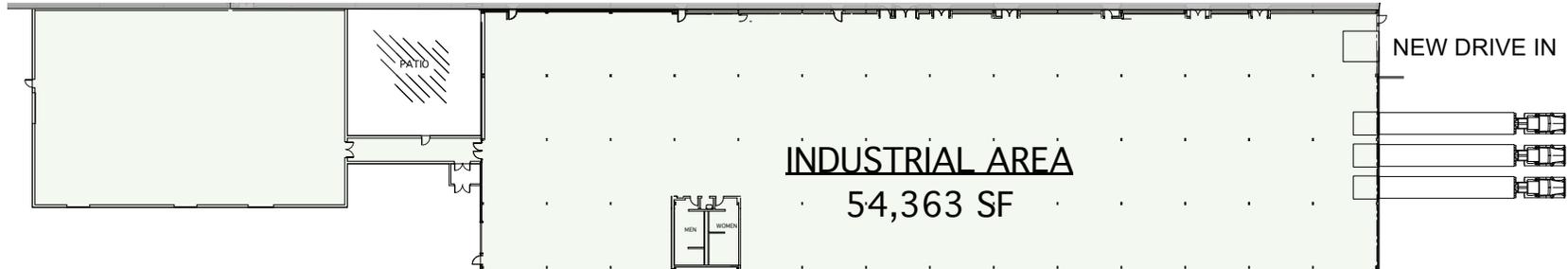
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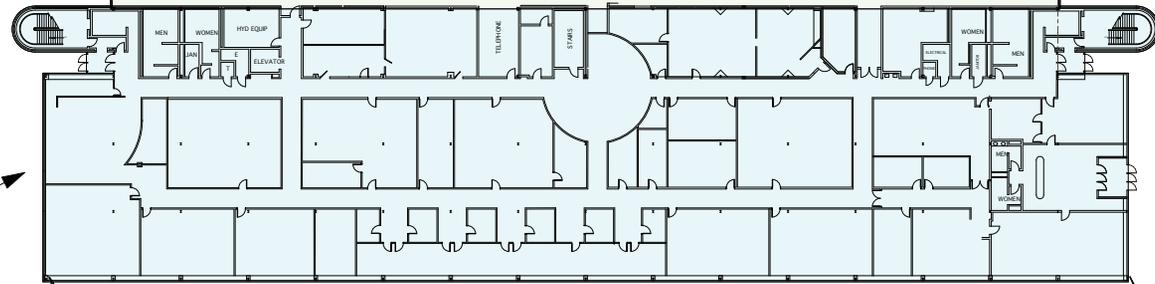
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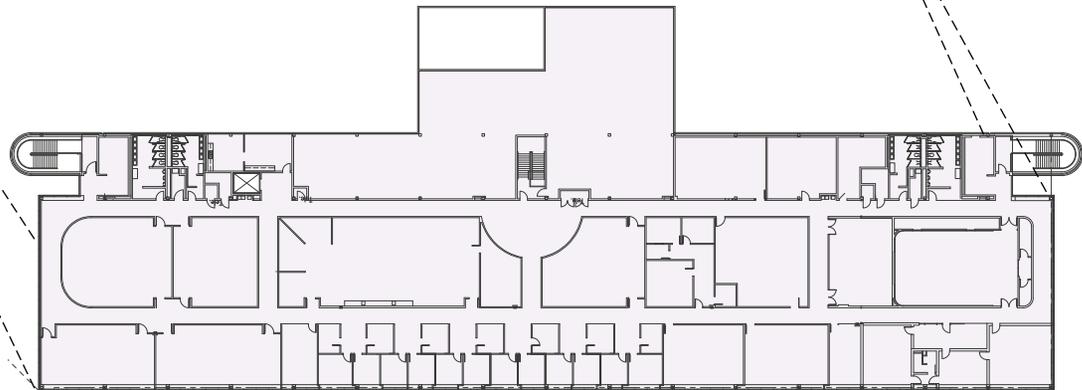
**INDUSTRIAL AREA**  
54,363 SF

NEW DRIVE IN

**FIRST FLOOR OFFICE**  
40,757 SF

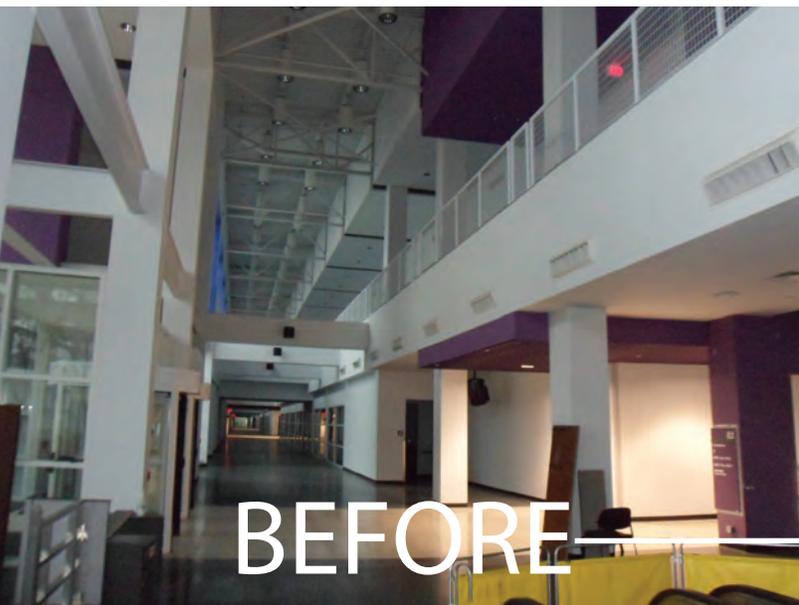


**CAN BE CONVERTED TO HIGH BAY INDUSTRIAL SPACE - 30' CLEAR**



**2ND FLOOR OFFICE**  
43,490 SF

# ICP examples of prior office to industrial conversions with second floor removal



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