



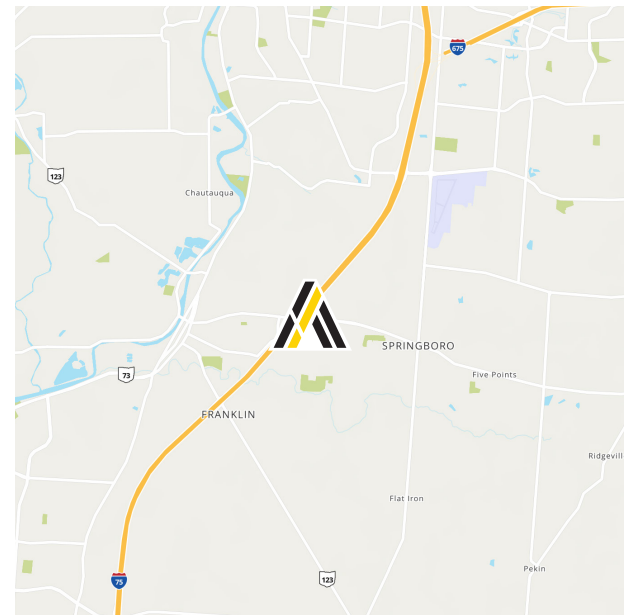
283 Sharts Road

Springboro, Ohio 45066

SUBLEASE RATE:
\$5.25 PSF NNN

Property Highlights

- **87,000± SF Industrial Sublease Opportunity:** Large-scale facility ideal for distribution, manufacturing, or logistics users.
- **Upgraded Office Space:** 6,800± SF of newly added office area provides a modern, functional environment for administrative and operational teams.
- **Warehouse Specifications:** 19' Clear height, eleven (11) dock-high doors, one (1) drive-in door, and 3-phase power provide flexibility for a variety of industrial applications (existing racking available to purchase).
- **I-2 Zoning:** Supports a broad range of industrial uses.
- **Strategic Location:** Immediate access to State Route 73 and Interstate 75 for excellent regional connectivity.
- **Highway Visibility:** Prominent exposure from I-75 enhances corporate presence and signage opportunities.



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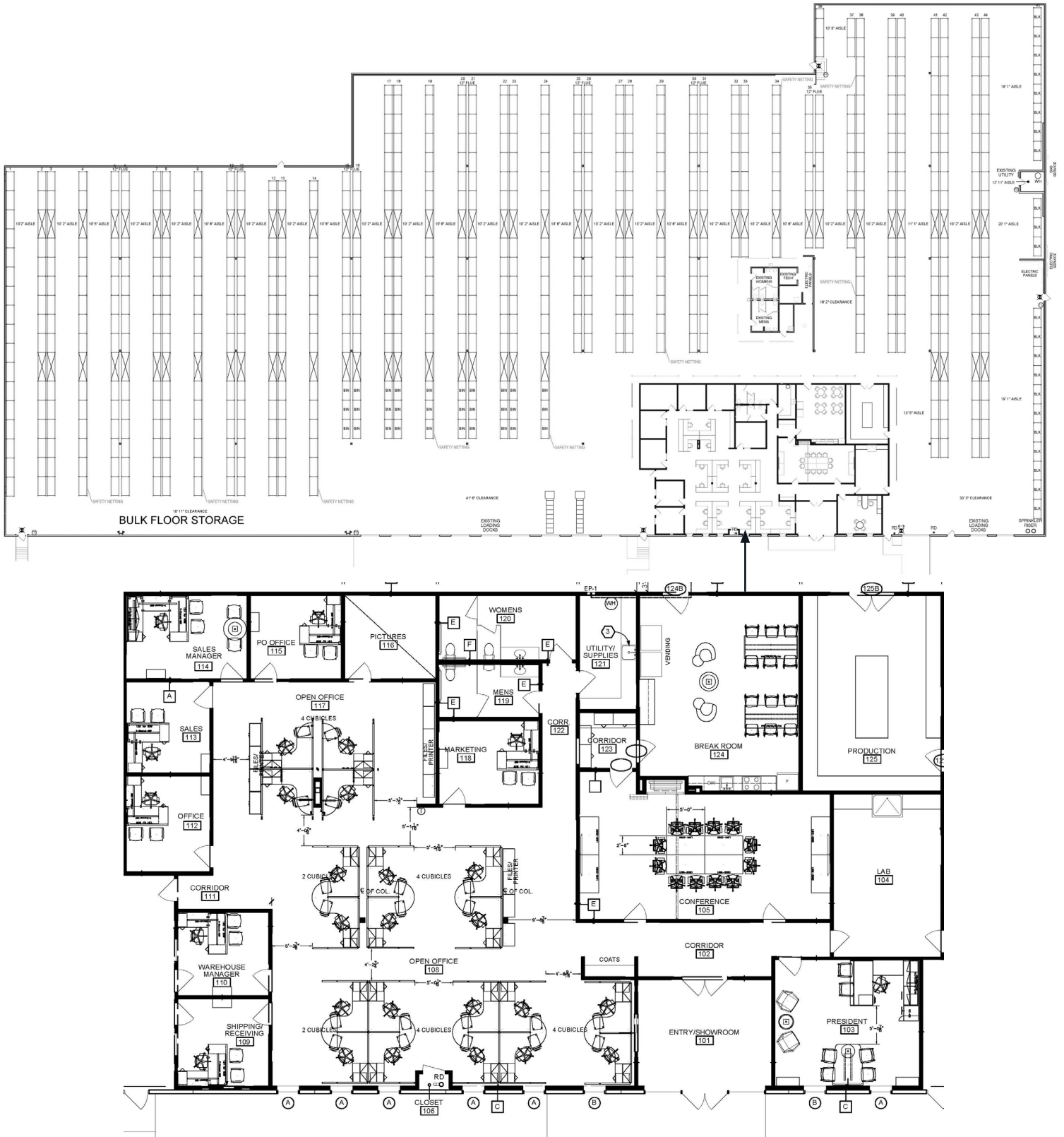
Photos



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Floor Plan



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Aerial

