



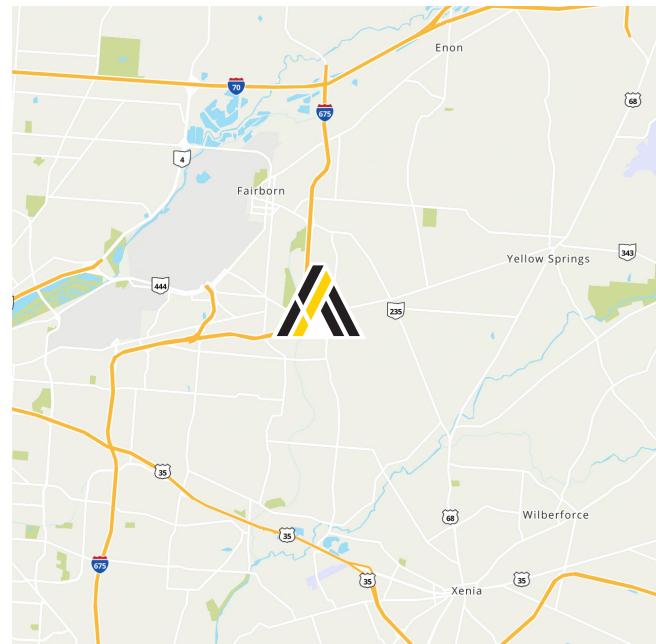
2377 Commerce Center Boulevard

Fairborn, Ohio 45324

LEASE RATE:
\$6.95 PSF NNN

Property Highlights

- 73,064± SF Available
- 4,000± SF Grade A office space located on mezzanine level with elevator and separate exterior entrance
- 40,000± SF High cube warehouse space
- 16,532± SF Warehouse/Office/Flex space on ground level
- 12,532± SF Warehouse located on mezzanine level
- Additional bulk high cube warehouse space available
- 2 Dock doors with dock seals and 2 grade level drive-up doors
- Three (3) exterior entrance/exit doors
- 36' Clear height
- Two (2) cranes (12 ton and 1/2 ton) with pallet racking available
- Located approximately 1 mile from I-675, 7 miles from I-70 and 8 miles from US-35



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Industrial Space

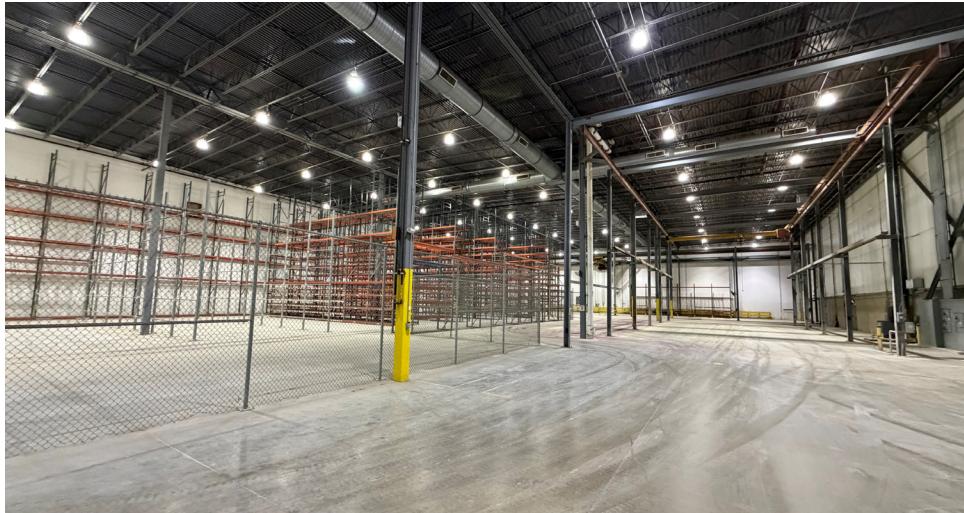
Building Specifications

Location:	2377 Commerce Center Boulevard, Fairborn, Ohio
Available:	73,064± SF
Office SF:	16,532± SF Warehouse/Office/Flex space on ground level 4,000± SF Grade A office located on mezzanine
Warehouse SF:	40,000± SF High cube warehouse space 12,532± SF Located on mezzanine level
Docks:	Two (2) with dock seals
Drive-in Doors:	Two (2) grade level (10' x 10' and 10' x 14')
Clear Height:	36'
Column Spacing:	43' x 50'
Electric Service:	1200 amp, 480-volt, 3 phase
Cranes:	12 ton and ½ ton with pallet racking available
Floor Drain:	1
Sprinkler System:	Wet (ESFR)
Construction:	Concrete tilt-up
Heating:	Natural gas
Water:	City
2024 Estimated Operating Expenses:	\$1.23 psf

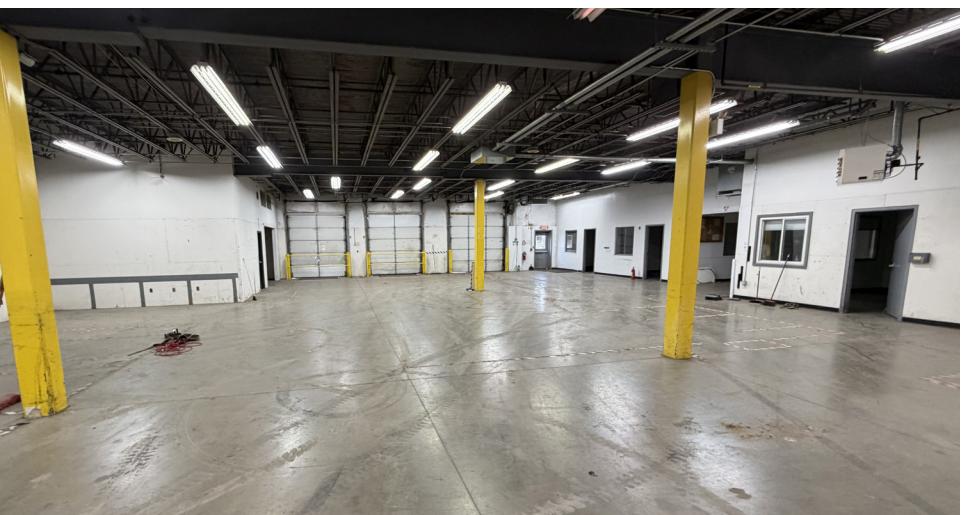
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Photos



Warehouse



Mezzanine Office



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Floor Plan

