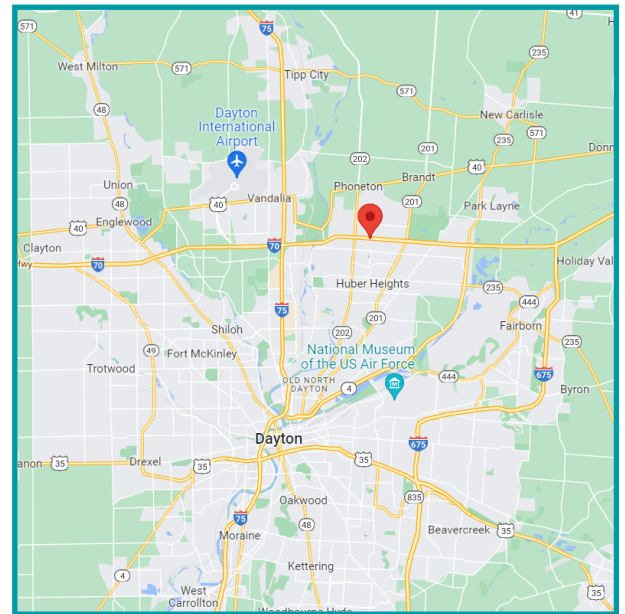




Great location near I-70/ I-75 in the I-70 Business Industrial Park!

PROPERTY HIGHLIGHTS

- 15,000 sf Industrial Warehouse building available for lease
- Zoned I-1 - Light Industrial and Mixed Uses
- Great location in Huber Heights for your light manufacturing, showroom/warehouse needs
- 5,000 sq. ft. of the building has a second floor
- The remaining 5,000 sq. ft. offers three drive in doors
- The owner will help tenant with improvements for a long term lease commitment
- Heavy Power 3 phase service, outdoor storage, natural gas, fluorescent lighting, air conditioning, City water and sewer
- Great Interstate I-70 Visibility
- For Lease \$4.95 PSF Modified Gross

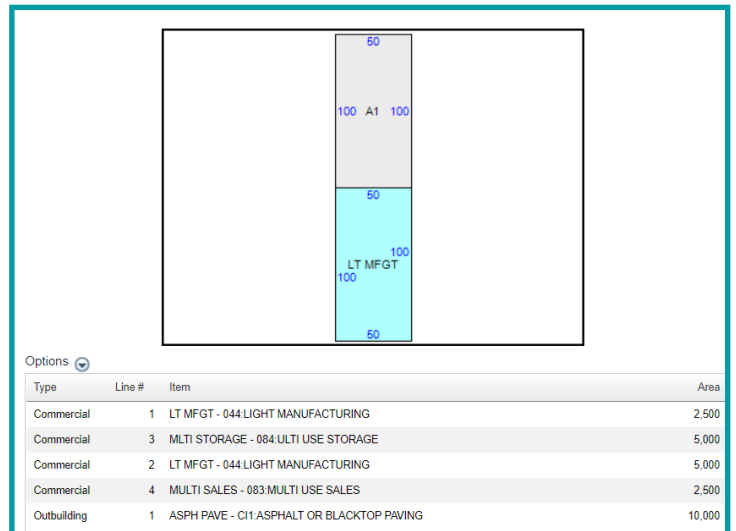
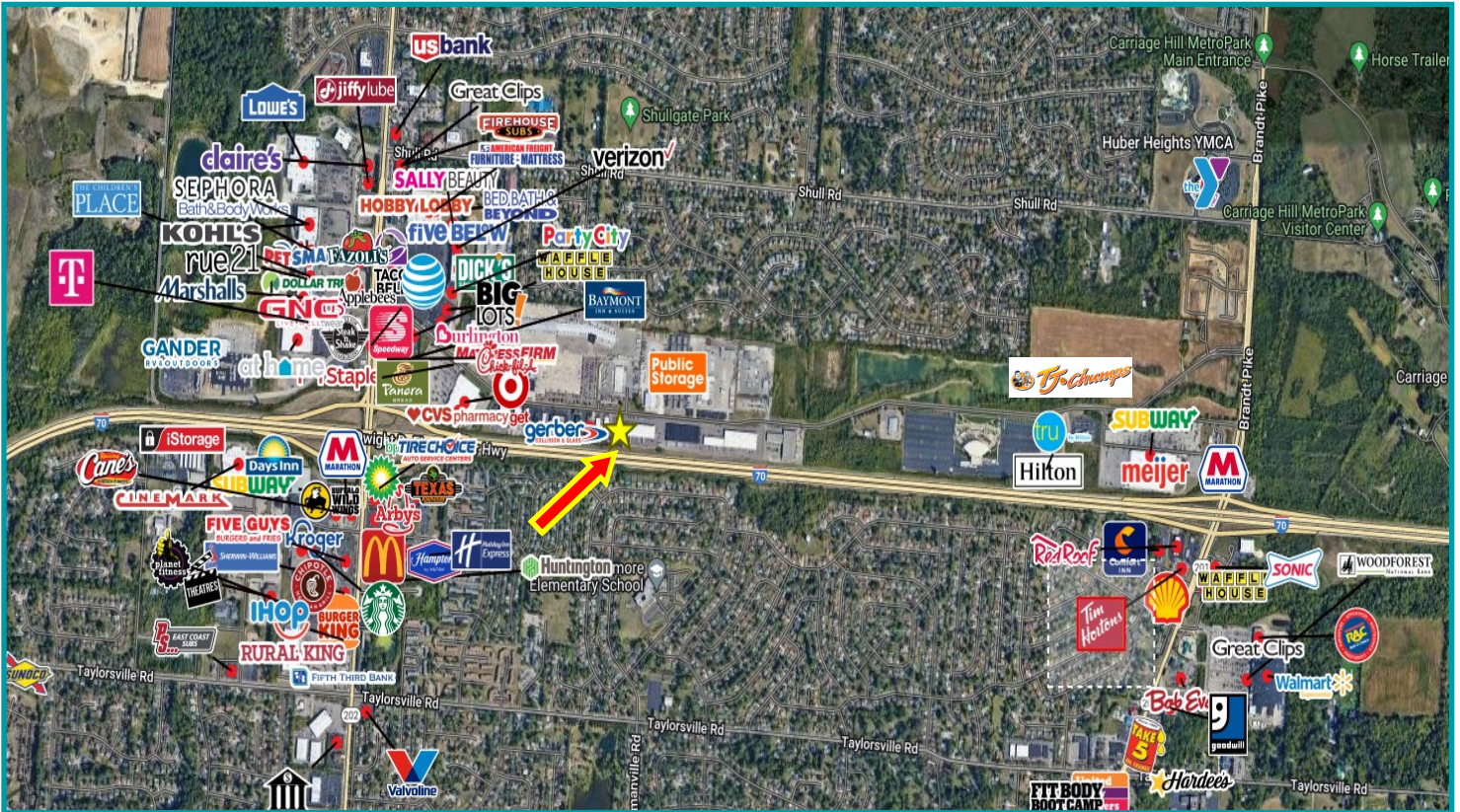


For More Information, Please Contact:

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www.equity.net | 937.291.1179 | 11 West Monument Avenue, Suite 506, Dayton, Ohio 45402

TRADE AREA MAP / AERIAL MAP



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,572	47,058	85,342
Average HH Income	\$91,728	\$98,207	\$97,589
Daytime Population	5,181	14,603	44,423

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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.