



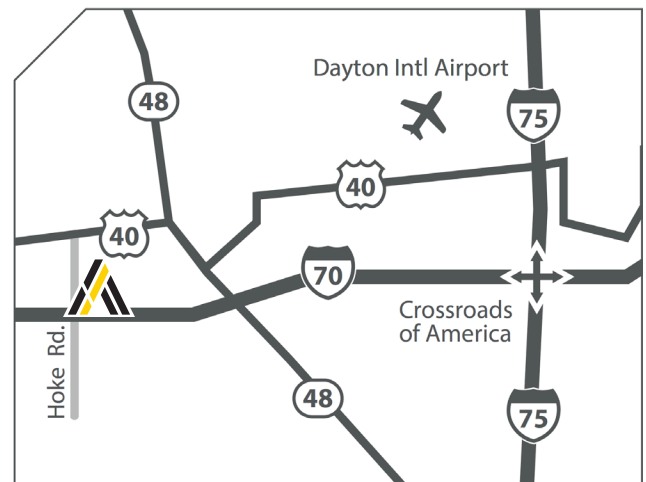
339 & 349 Smith Drive

Englewood, Ohio 45322

LEASE RATE:
\$7.95 PSF MODIFIED GROSS

Property Highlights

- Multi-Purpose Facility: Accommodates many office/warehouse uses
- Two spaces available
- 339 Smith Drive - 2,400± SF
 - Single phase power
 - 1 Loading dock
- 349 Smith Drive - 4,800± SF
 - Single phase power
 - 1 Loading dock
- Locally owned and managed
- Immediate access To I-70
- Minutes from Dayton International Airport



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Principal

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339 & 349 Smith Drive

Englewood, Ohio 45322

Industrial Space

Building Specifications

Location: 339 & 349 Smith Drive, Englewood, Ohio - Intersection of I-70 and Hoke Road

Total SF: 48,000 SF

Available: 339 Smith Drive - 2,400± SF
349 Smith Drive - 4,800± SF

Bay Size: 30' x 80'

Loading Dock: One (1)

Ceiling Height: 13' Clear

Construction: Block and Metal

Electrical: Single phase

Warehouse Heating: One 75 MBH gas heater per bay

Lease Rates: \$7.95 psf Modified Gross

Lease Term: Five Years

Tenant Pays: Utilities, Janitorial Services, Interior Maintenance, Trash Removal, Prorata Share of Water, Snow Removal, Exterior Lighting

Owner Pays: Base Real Estate Taxes, Building Insurance, Outside Common Area Maintenance