



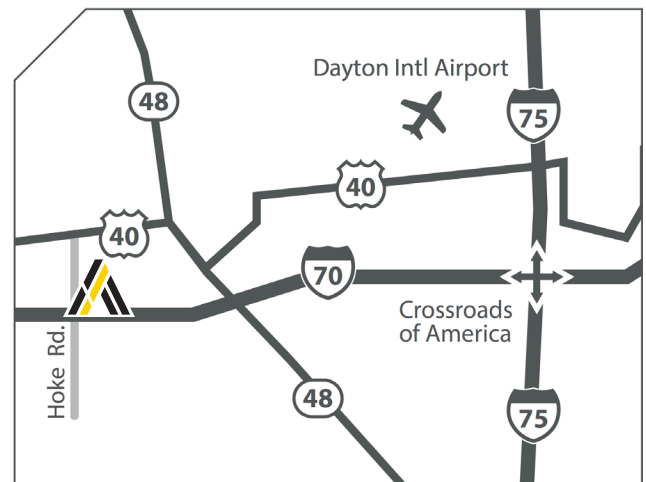
## 339 & 349 Smith Drive

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



**Steve Peters, SIOR**

Principal

937.222.7884

Steve.Peters@ApexCommercialGroup.com

# 339 & 349 Smith Drive

Englewood, Ohio 45322

## Industrial Space

### Building Specifications

---

<b>Location:</b>	339 & 349 Smith Drive, Englewood, Ohio - Intersection of I-70 and Hoke Road
<b>Total SF:</b>	48,000 SF
<b>Available:</b>	339 Smith Drive - 2,400± SF 349 Smith Drive - 4,800± SF
<b>Bay Size:</b>	30' x 80'
<b>Loading Dock:</b>	One (1)
<b>Ceiling Height:</b>	13' Clear
<b>Construction:</b>	Block and Metal
<b>Electrical:</b>	Single phase
<b>Warehouse Heating:</b>	One 75 MBH gas heater per bay
<b>Lease Rates:</b>	\$7.95 psf Modified Gross
<b>Lease Term:</b>	Five Years
<b>Tenant Pays:</b>	Utilities, Janitorial Services, Interior Maintenance, Trash Removal, Prorata Share of Water, Snow Removal, Exterior Lighting
<b>Owner Pays:</b>	Base Real Estate Taxes, Building Insurance, Outside Common Area Maintenance