



*Colors are not necessarily accurate

Advanced Drive

Springboro, Ohio 45066

SALE PRICE:

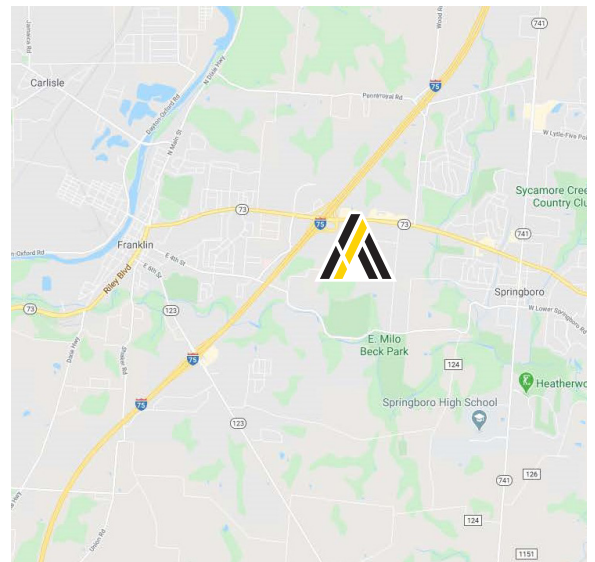
\$1,532,500

LEASE RATE:

NEGOTIABLE

Property Highlights

- 8,000± SF
- 1.5± Acres
- Masonry and/or Metal Wall Panels
- 18' Clear Ceiling Height
- Up to 15 Year, 100% Tax Abatement on Improvements
- Land cost of \$82,500 is included (1.5 acres @ \$55,000/acre)
- \$50,000 included for office build out allowance



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Building Specifications

Location:	Advanced Drive, Springboro, Ohio
Total Square Footage:	8,000± SF
Drive-in Door:	One (1) Overhead Doors (14'W x 14'H) at grade
Height:	18' Clear interior
Construction:	Masonry and/or Metal Wall Panels
Roof:	Butler MR-24 Standing Seam or MIL EPDM
Floor:	6" Slab with 42# wire mesh
Electrical:	3 Phase 4 Wire 480 Volt service
Restrooms:	Two (2) Restrooms
Plumbing:	Backflow preventer with floor drain, 6" sanitary line
Insulation:	9" Insulation in Roof (R 30); 6" in Walls (R 19)
Telecom:	Two (2) 4" telecom conduits to street
Exterior Features:	Glass storefront door and metal canopy at entrance
Tenant Improvements:	Seller to perform tenant improvements

Site Specifications

Acreage:	1.5± Acres
Parking Lot:	Asphalt Paving
Parking:	Twenty (20) parking spaces
Entrance:	One (1) entrance from Advanced Drive
Outdoor Features:	Dumpster area with concrete paving, masonry walls and gates



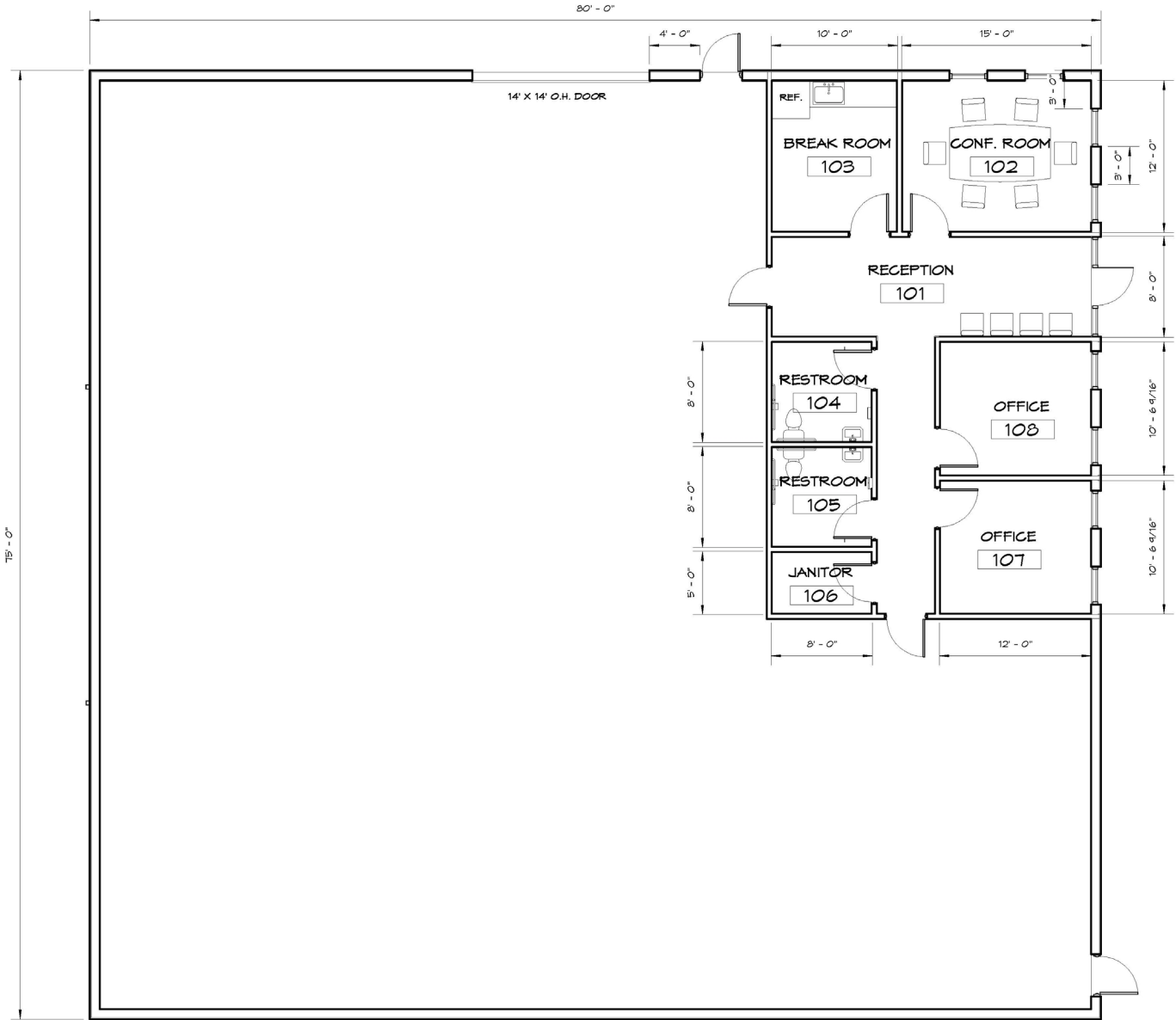
Site Plan



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Building Plan



*Sample - For example only. Allowance is included but not guaranteed to be adequate.