



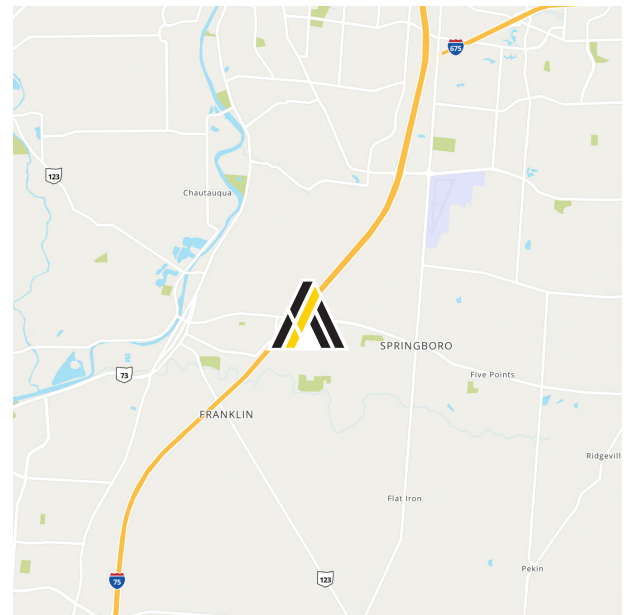
## 283 Sharts Road

Springboro, Ohio 45066

**SUBLEASE RATE:**  
**\$5.25 PSF NNN**

### Property Highlights

- **87,000± SF Industrial Sublease Opportunity:** Large-scale facility ideal for distribution, manufacturing, or logistics users.
- **Upgraded Office Space:** 6,800± SF of newly added office area provides a modern, functional environment for administrative and operational teams.
- **Warehouse Specifications:** 19' Clear height, eleven (11) dock-high doors, one (1) drive-in door, and 3-phase power provide flexibility for a variety of industrial applications (existing racking available to purchase).
- **ED Zoning:** Supports a broad range of industrial uses.
- **Strategic Location:** Immediate access to State Route 73 and Interstate 75 for excellent regional connectivity.
- **Highway Visibility:** Prominent exposure from I-75 enhances corporate presence and signage opportunities.



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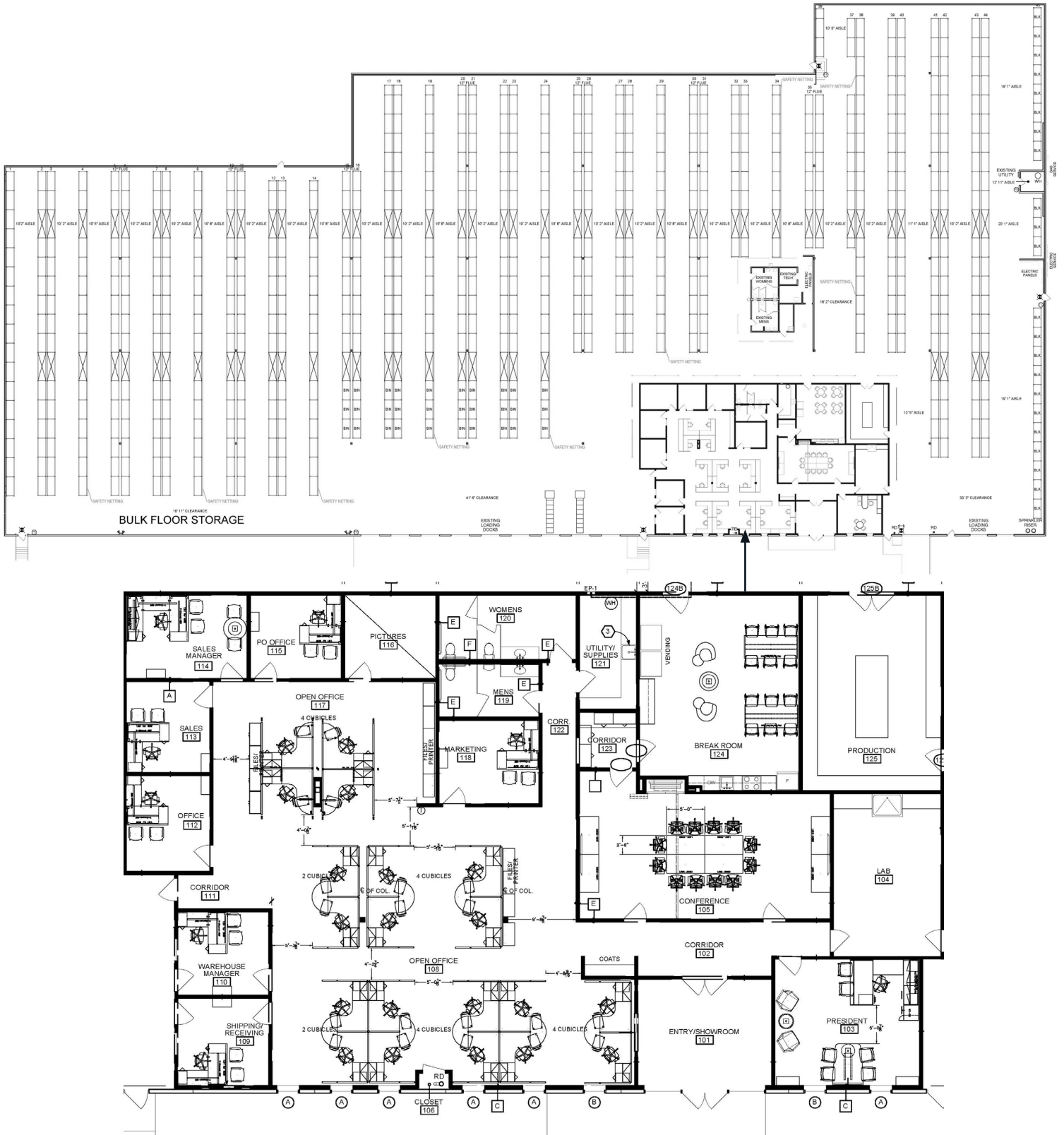
## Photos



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## Floor Plan



[ApexCommercialGroup.com](http://ApexCommercialGroup.com)

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## Aerial



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