



## 2012 Springboro West Road

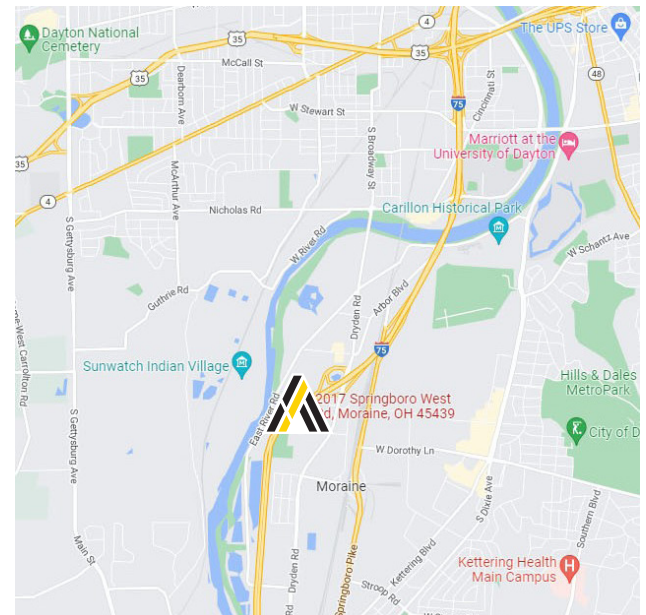
Moraine, Ohio 45439

**LEASE RATE:**

**\$7.95 PSF NNN**

### Property Highlights

- 16,814± Total SF
- 7,822± SF Warehouse
- 8,992± SF Office/Showroom
- 16'9" Ceiling height
- 3 OH doors (14' H x 12' W)
- 2 Docks (10' H x 8" W) with levelers and shelters
- 600 amp 240 volt 3 Phase service
- Fluorescent lighting
- 1 Set of ADA restrooms in office
- 1 Restroom in warehouse
- Office air conditioned
- Tilt-up construction
- Zoned B-2 (General Business)
- Natural gas heat
- Signage on I-75



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## Floor Plan

