



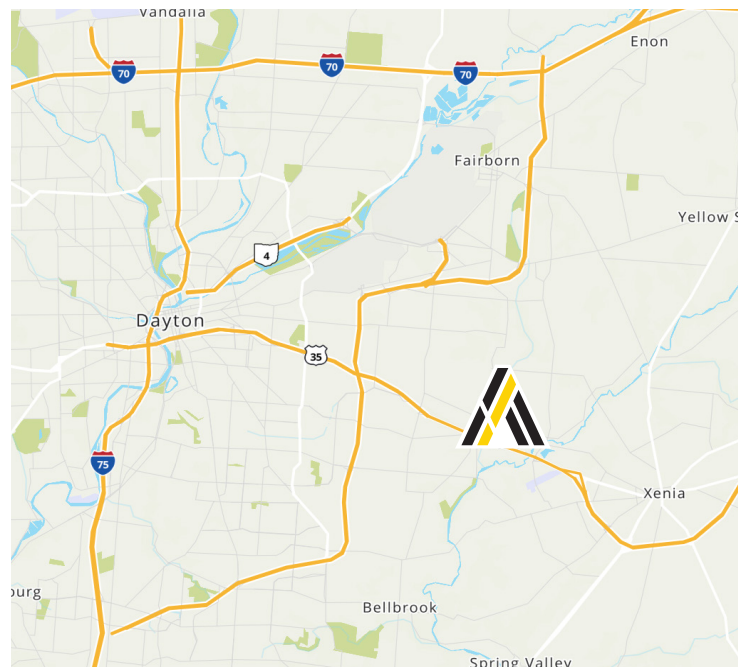
## 2152-2162 Heller Drive

Beavercreek, Ohio 45434

**LEASE RATE:**  
**\$5.95 PSF NNN**

### Property Highlights

- Multi-Purpose Facility: Warehouse/Distribution, Manufacturing space
- 48,160± SF Available
- 19' Clear height
- 40' x 40' Column spacing
- Dock doors available
- 1 (16' x 12') Drive-in door
- 800 amps 480 v three phase power
- Wet pipe sprinkler system
- 100% Air conditioned space



**Steve Peters, SIOR**

Principal

937.222.7884

Steve.Peters@ApexCommercialGroup.com

ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

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## Photos



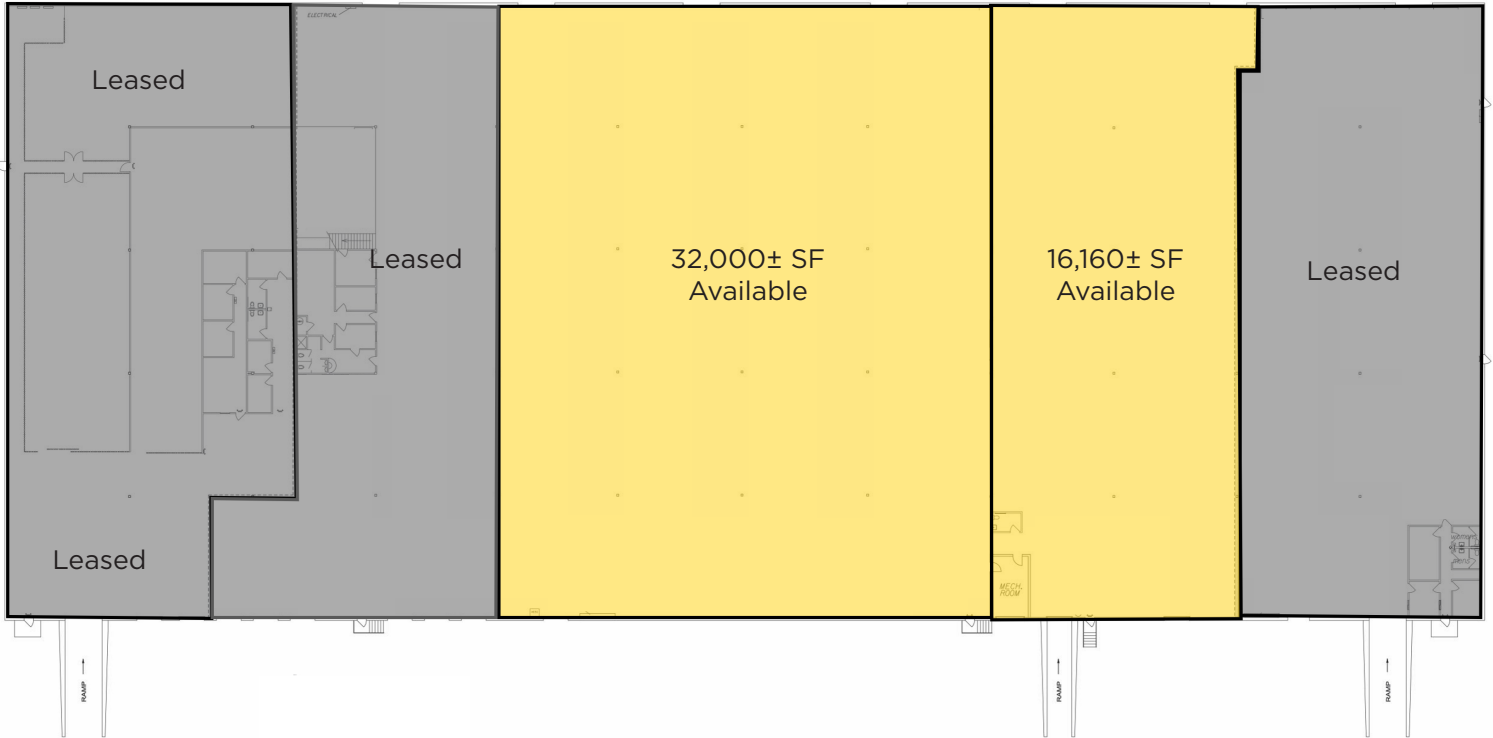
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## Floor Plan



## Aerial



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