



REAL
ESTATE



185 S. Pioneer Boulevard Springboro, OH

Building Size: 100,080 SF | 24,480 SF of Industrial Space Available

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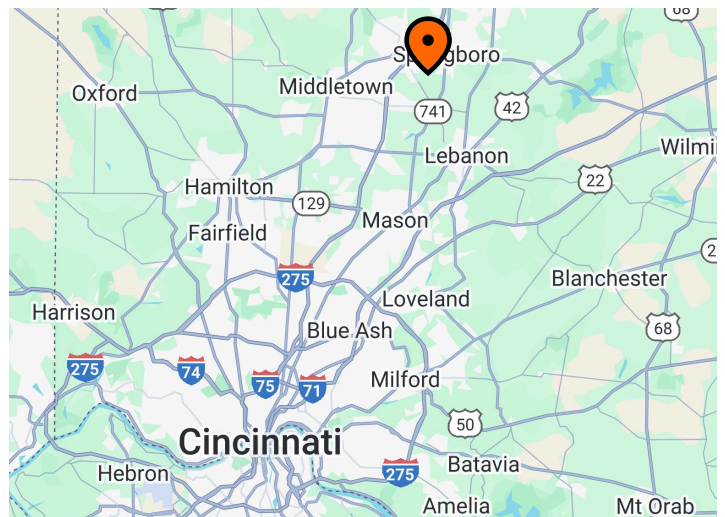
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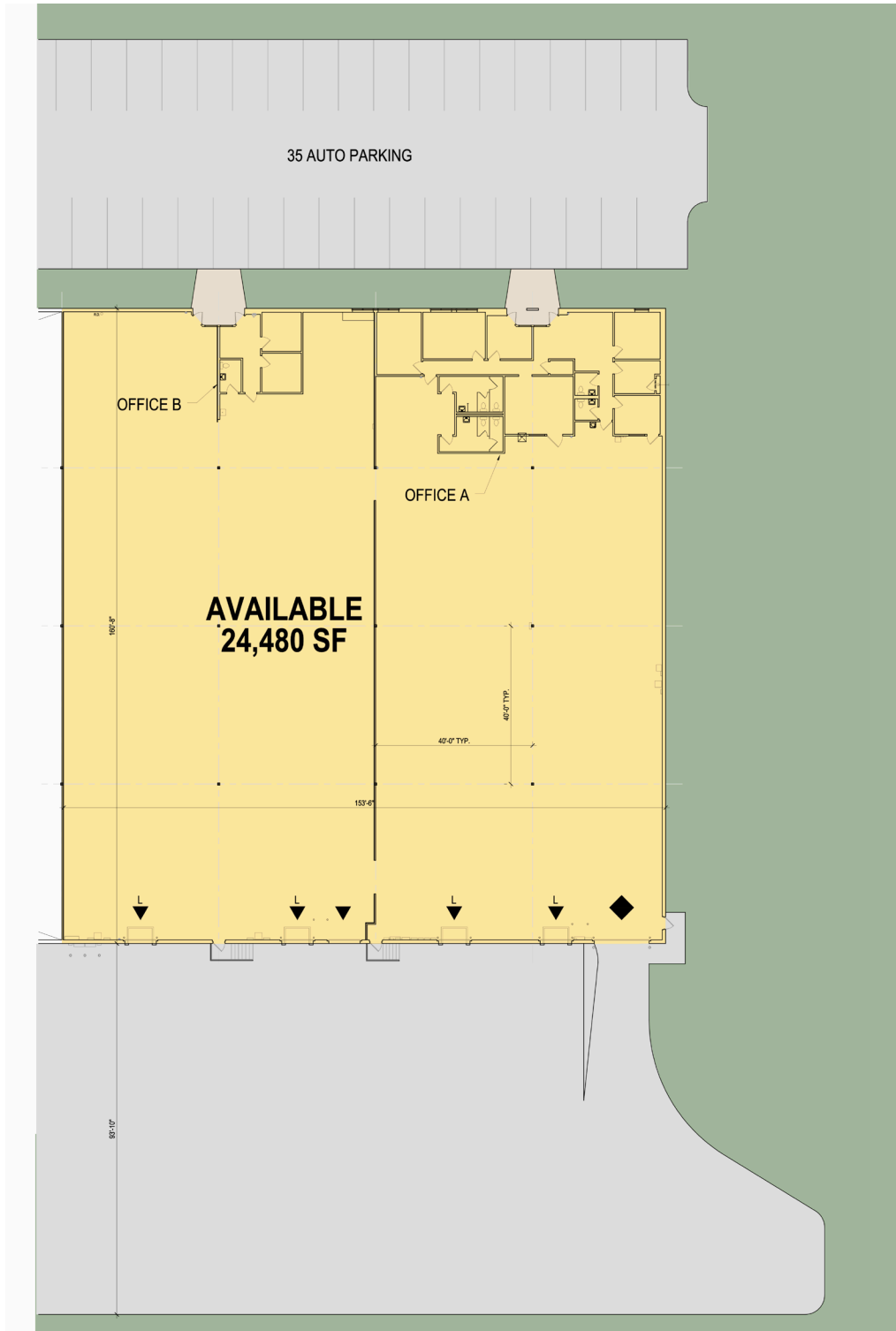
Property Specifications

- 100,080 SF total building size
- 24,480 SF available size (1/1/2027)
- 2,145 SF office A
- 485 SF office B
- 19' clear height
- 40' x 40' column spacing
- 4 dock-high doors (8' x 10')
- 1 grade-level door (12' x 14')
- 35 car parking spaces
- Wet sprinkler system
- Immediate access to I-75 and Cincinnati/Dayton markets



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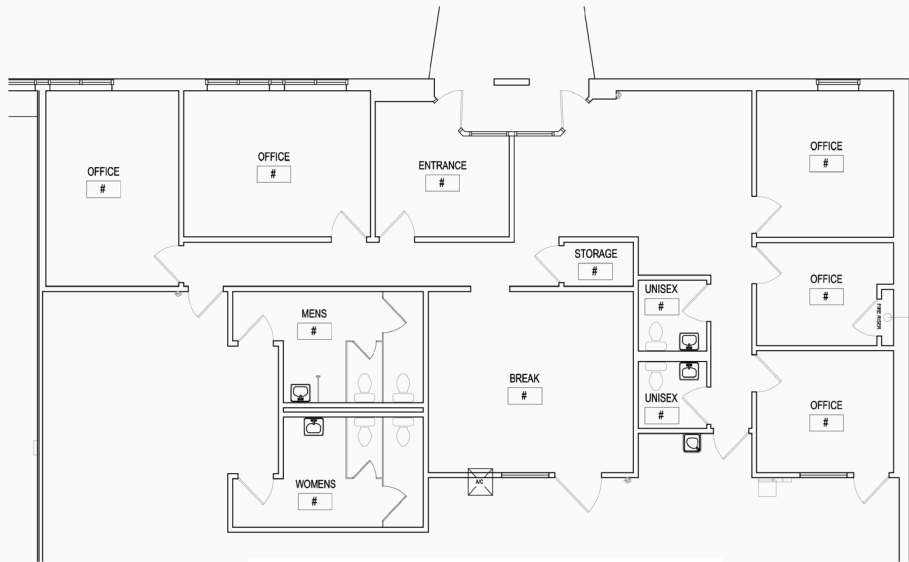
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Office Plan A - 2,145 SF



Office Plan B - 485 SF

