



2017 Springboro West Road

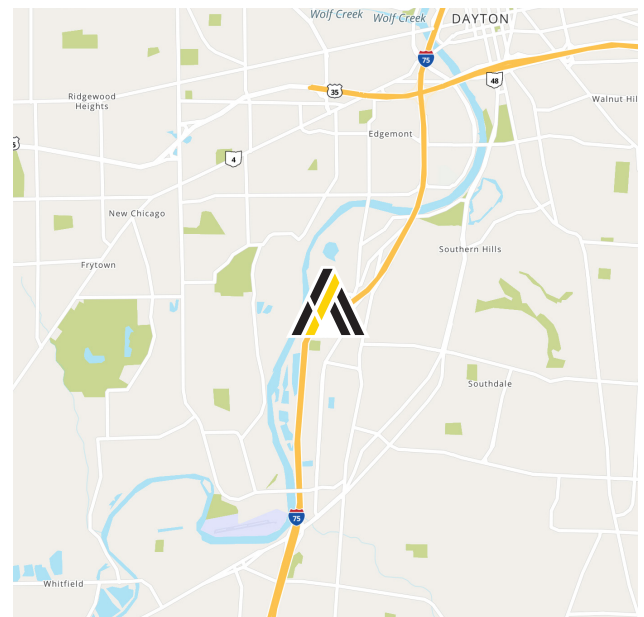
Moraine, Ohio 45439

LEASE RATE:

\$8.95 PSF NNN

Property Highlights

- 2,560± Total SF
- 1,216± SF Warehouse
- 1,344± SF Office
- 15' Ceiling height
- One OH door (14' H x 12' W)
- 100 amp 240 volt Service
- Fluorescent lighting
- 100% Wet sprinklered
- 1 Set of restrooms
- Tilt-up construction
- Zoned B-2 (General Business)
- OH Gas fired heat
- Office air conditioned
- City water/sewer



Wade Elliott, SIOR

Vice President

937.469.8270

Wade.Elliott@ApexCommercialGroup.com



Alex Nikolai

Senior Associate

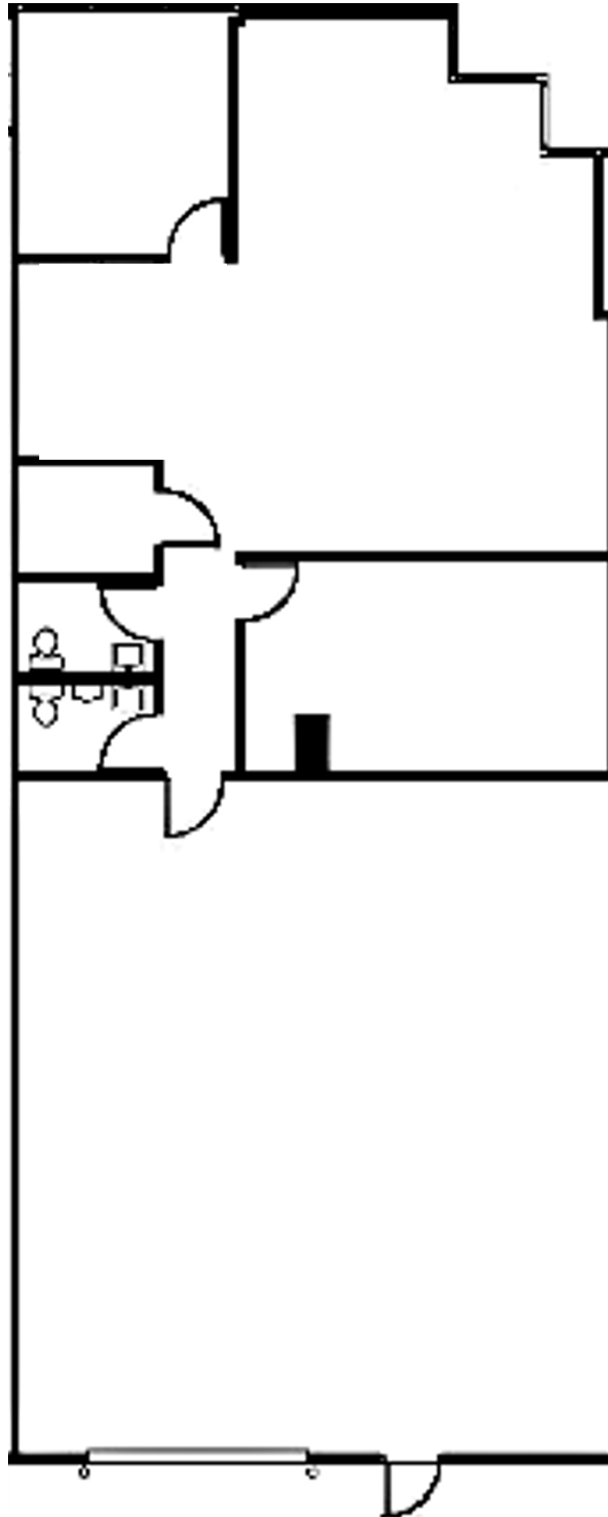
937.222.7884

Alex.Nikolai@ApexCommercialGroup.com

2017 Springboro West Road

Moraine, Ohio 45439

Floor Plan



ApexCommercialGroup.com