



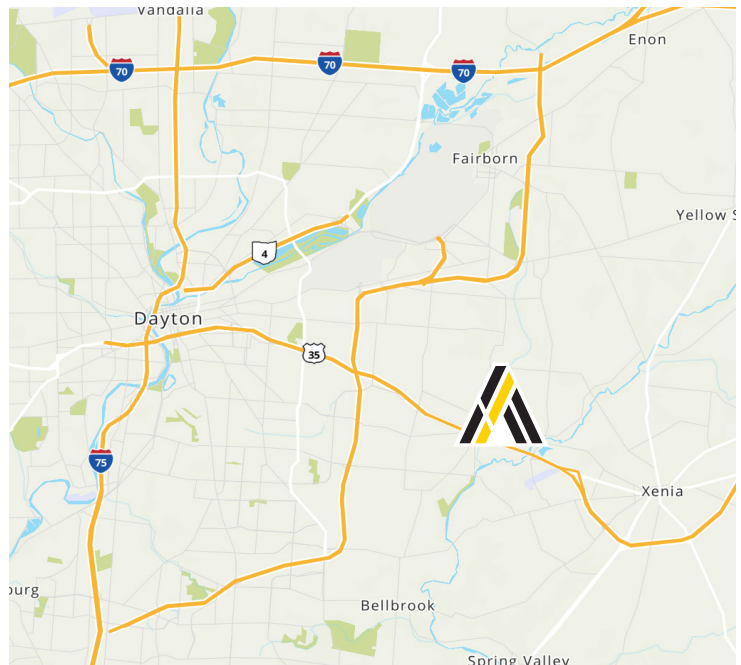
2152-2162 Heller Drive

Beavercreek, Ohio 45434

LEASE RATE:
\$5.95 PSF NNN

Property Highlights

- Multi-Purpose Facility: Warehouse/Distribution, Manufacturing space
- 16,000± SF up to 32,160± SF Available
- 19' Clear height
- 40' x 40' Column spacing
- 2 Loading docks
- 1 Drive-in door
- 480 Volt three phase power
- Wet pipe sprinkler system
- 16,160± SF Space is fully air conditioned



Steve Peters, SIOR

Principal

937.222.7884

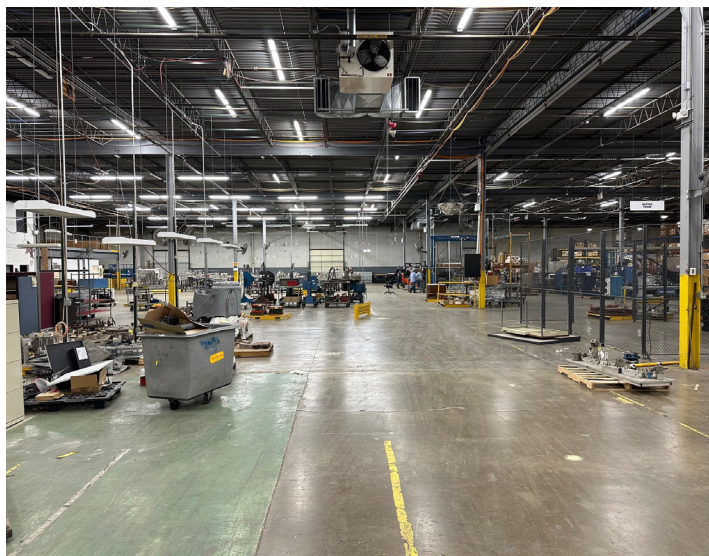
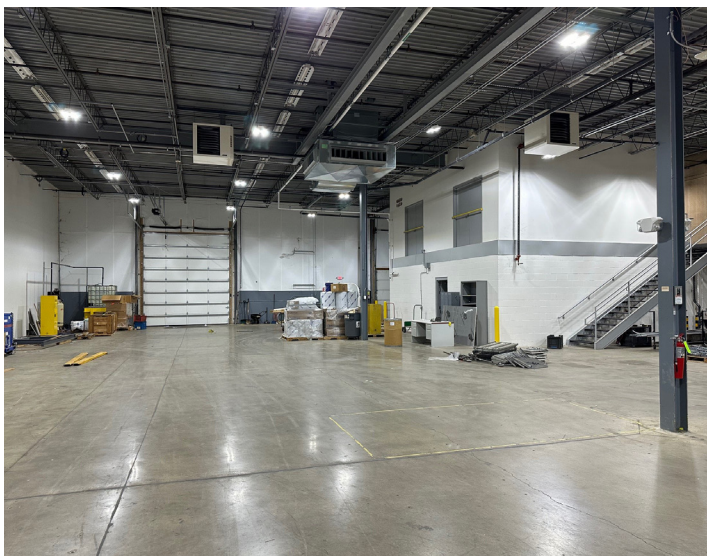
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Photos



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Floor Plan



Aerial



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