



- 89,612± SF on 8.2645± acres
- Expandable up to an additional 50,000± SF
- State of the art Office/Manufacturing/Warehouse facility
- Completely remodeled in 2020
- All masonry construction
- Strategically located between Dayton and Cincinnati
- Located approximately 1 mile from I-75
- 100% Leased to a single Tenant

Highlights

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- Strategically located between Dayton and Cincinnati
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Exclusively offered by Apex
Commercial Group:



Dave Tobeson, SIOR
Senior Vice President

937 469.8251

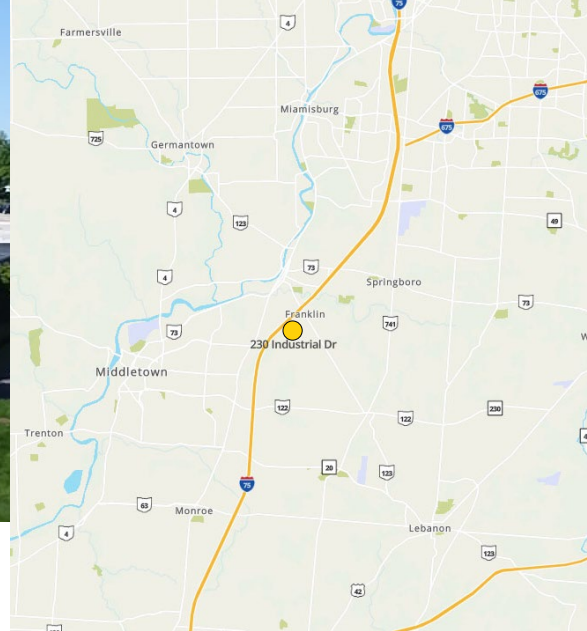
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Matt Tunnacliffe
Associate

513.200.8270

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Address:	230 Industrial Drive, Franklin, Ohio
Property Type:	Office/Manufacturing/Warehouse
Total Building SF:	89,612±
Office Area:	23,000± SF
Warehouse Area:	66,612± SF
Ceiling Height:	12' typical (18' - 20')
Dock Doors:	One (1)
Drive-in Doors:	Three (3)
HVAC:	Building fully air conditioned
Parking:	For 100 plus additional land for future parking lot
Parcel Size:	8.2645± acres
Year Built:	1970; with addition in 1984

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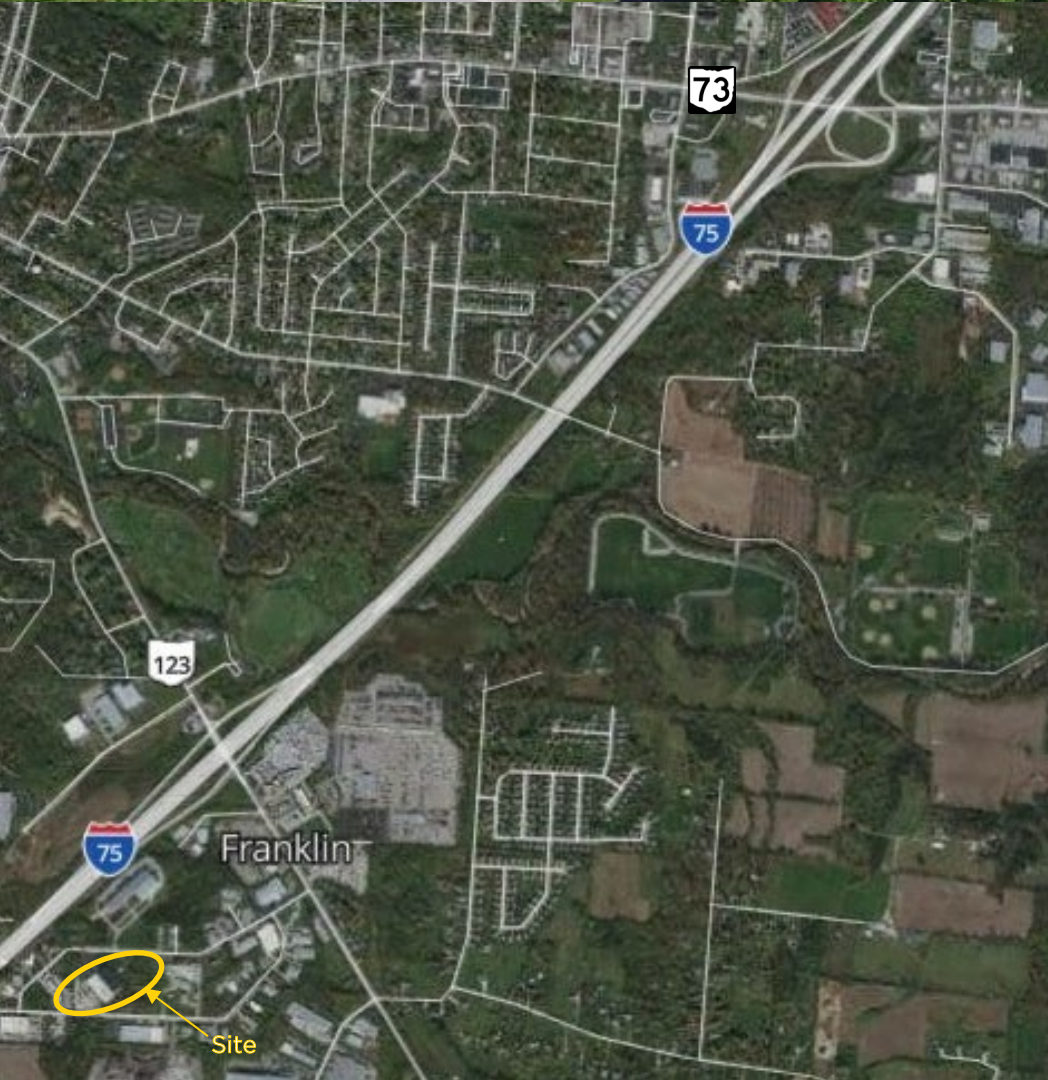
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