



AVAILABLE

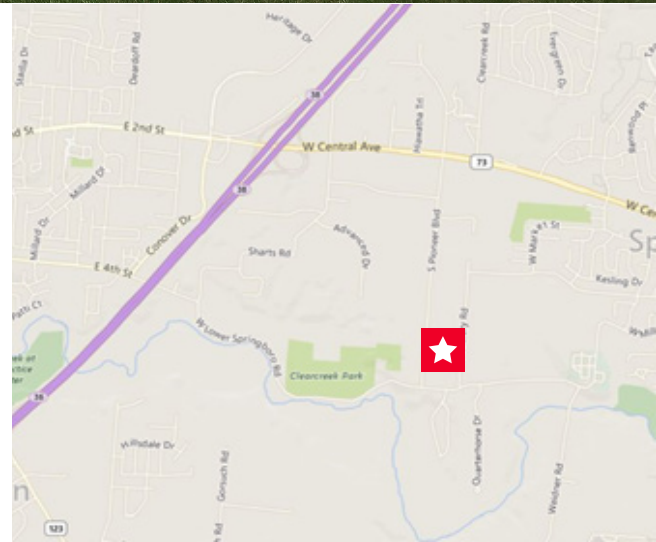
405 S. Pioneer Blvd.  
Springboro, Ohio



## 131,000± SF Office/Warehouse Space

### Property Highlights

- 131,000 Total Square Feet
- *Less Than One Mile From I-75*
- 32' Clear Ceiling Height
- Masonry/Steel Construction
- Butler Standing Seam Metal Roof
- Eight (8) Overhead Docks with Seals and Levelers
- Two (2) Overhead Drive-in Doors
- 10,000 SF of Office including a Small Store and Breakroom
- T-8 Fluorescent Lighting
- Eight (8) Restrooms
- Wet Sprinkler with Fire Pump
- Gas Heat
- 1200 Amp 480 Volt Electrical System



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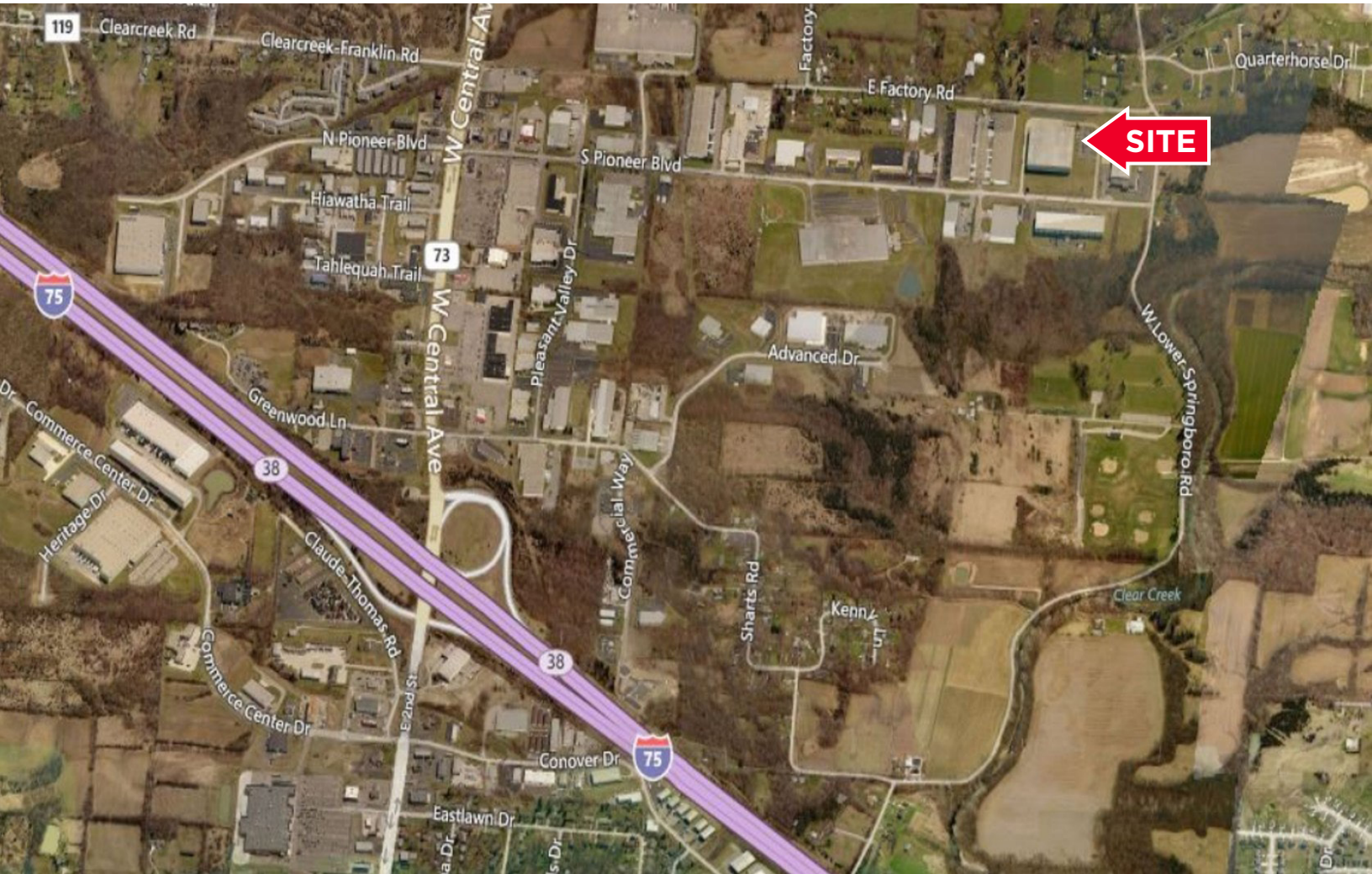
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