

# OFFICE/INDUSTRIAL/MANUFACTURING



## 579 E. Xenia Dr., OH 45324

For more info  
contact Tony Miller:  
937-903-8088

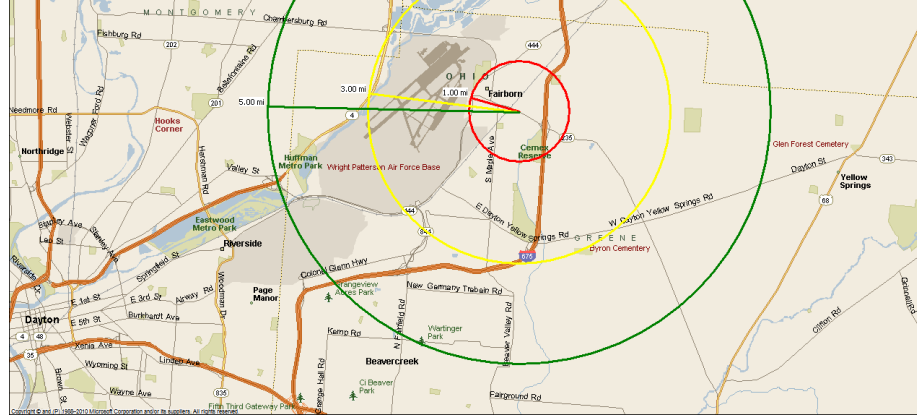
[tmiller@hricommercial.com](mailto:tmiller@hricommercial.com)



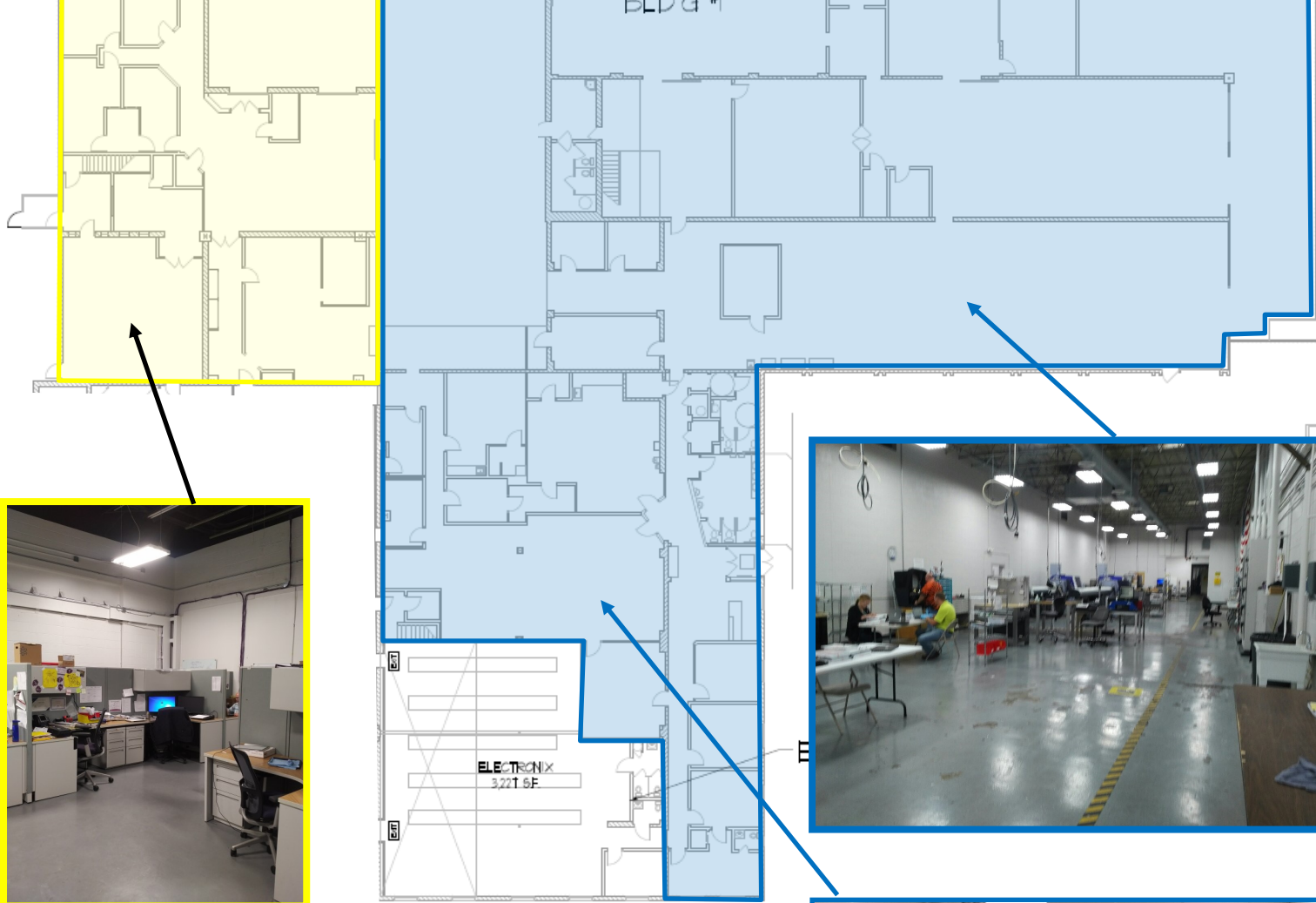
### 5,000-40,000 sq.ft. AVAILABLE

Great opportunity to move or expand your business to one of the major thoroughfares in the Fairborn Market. Quality office/manufacturing/industrial space has become available at the One Herald Square building on E. Xenia Dr. in Fairborn. This well kept, secure building with ease of access and great visibility is now seeking qualified tenants. Divisible manufacturing, industrial, office, retail, etc.

# SITE MAPS



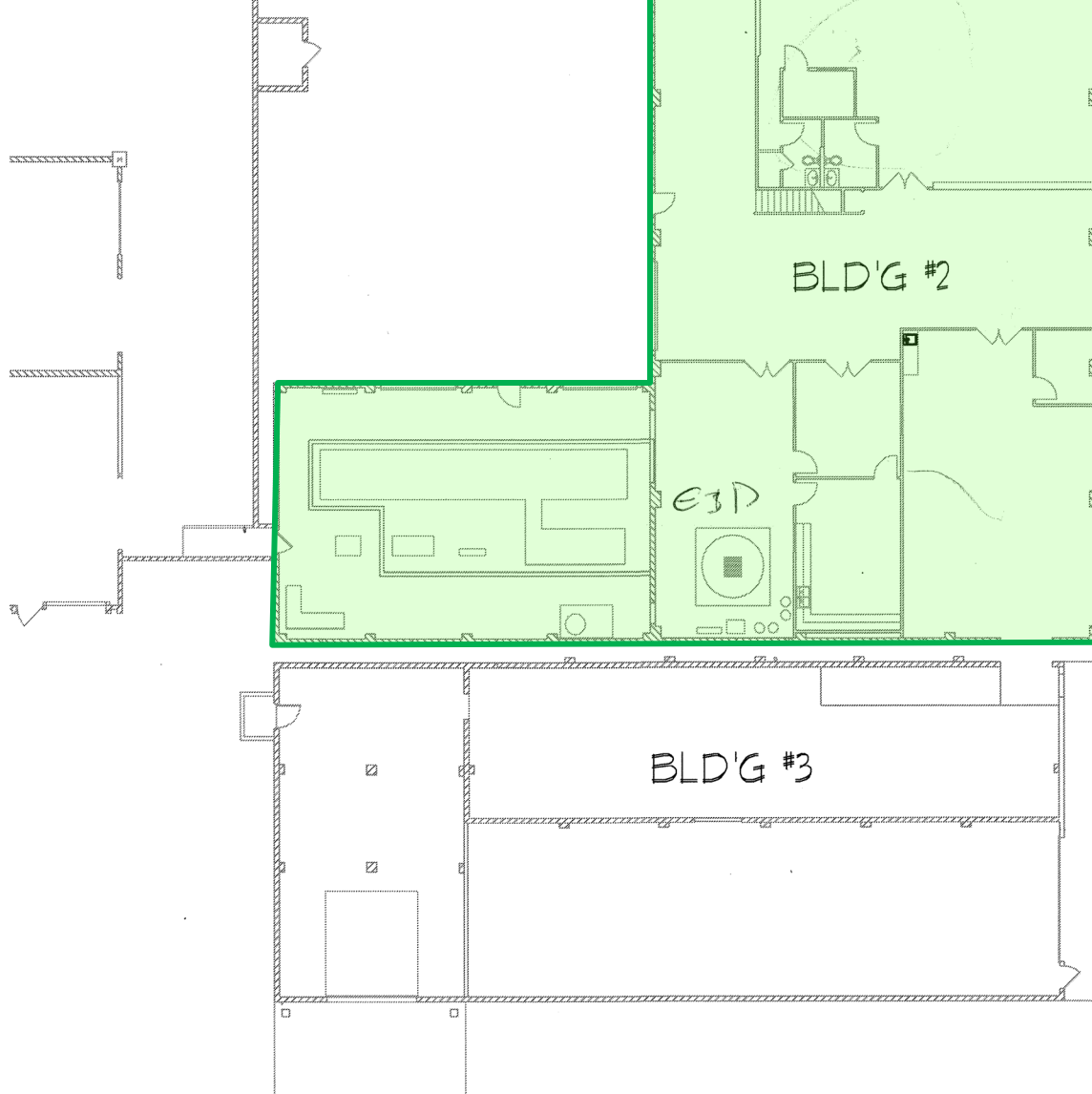
Close Proximity to:  
• W.P.A.F.B (1.5 miles)



Building 1 has 25,000 +/- sq.ft. of mixed use space available (possibly divisible down to 7,000 sq.ft.). Area shaded in blue is serviced by 3 overhead doors ample power and 18 ft ceiling heights. The area also includes administrative offices with large breakroom, multiple offices, reception area and bullpen areas.

The part of Building 1 shaded in yellow has two separate entrances and could be leased separately and provide the user with larger bullpen/production area along with supporting office areas.





Building 2 was used as a shipping and receiving area and is set up with its own entrance on Sports Street along with its own parking. It has a countered receiving area, packing area, production area and restrooms. Space is also serviced by two overhead doors. This space is on its own meters and could be leased out separately from the larger Building #1 area.

