

Office w/ small warehouse For Lease

Springboro, OH

RATE REDUCED!



FEATURES

- **4,600 SF Available**
- Nine (9) private offices
- 600 SF conference room
- 1/4 mile to I-75/SR 73 interchange
- Move-in condition
- Immediate occupancy available

LOCATION

**880 Pleasant Valley Drive
Springboro, OH 45066**

CONTACT

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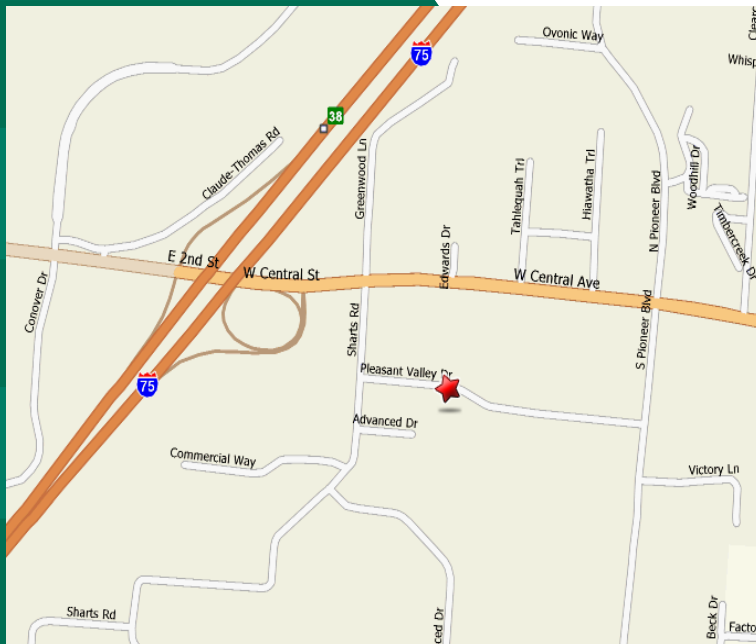
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EVEREST

COMMERCIAL REAL ESTATE SERVICES

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880 Pleasant Valley Dr.

Address/City/County:	880 Pleasant Valley Drive/Springboro/Warren
Square Footage:	11,820 Total SF (Ryan Homes occupies balance of building)
Total SF Available:	4,600 SF available for lease
Office Area:	Approximately 4,200 SF
Mfg./Whse. Area:	Approximately 400 SF
Land Size:	N/A
Date of Construction:	1990's
Type of Construction:	Metal frame
Zoning:	Commercial/Office Springboro
Clearance Height:	14' in warehouse
Floor:	Concrete
Drive In Doors:	None
Truck Doors:	None
Sprinkler:	Yes
Lighting:	Fluorescent
Parking:	Ample, front and back
Electric:	110/220 V, 200 Amp
Roof:	Membrane
Heat & A/C:	Gas & Electric
Lease Rate:	\$10.00/SF \$8.50/SF with tenant paying utilities, janitorial, and maintenance within suite



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FOR MORE INFORMATION, CONTACT

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