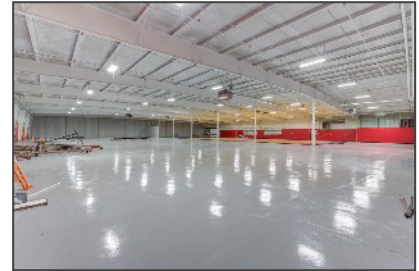
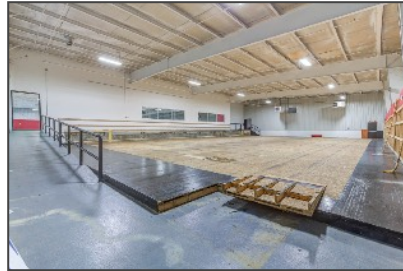
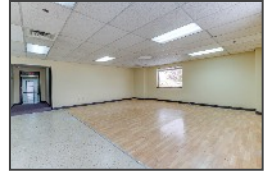




FOR SALE

235 S. Pioneer Boulevard

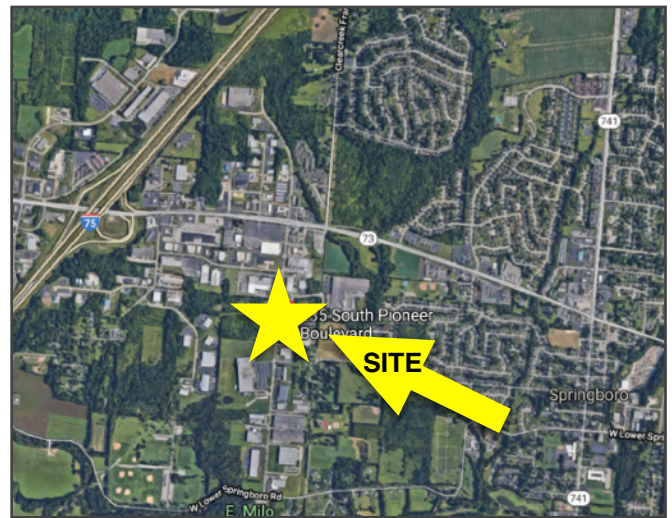
Springboro, OH 45066



Property Highlights

- 43,500 total SF available
 - 7,254 SF office + 36,246 SF finished warehouse
- 4.065 acres with easy access to I-75 at Rt. 73 exit
- Outbuilding with 1,152 SF (220 service, 100% HVAC & water)
- 480v/3PH electric service
- Approximately 103 parking stalls
- Existing dock/drive-in doors
- Ceiling height 14'6"-18' w/large fans
- Zoned ED (Employment District)
- 414' frontage with 2 ingress/egress
- Recent updates: LED exterior lighting, CA units, electric, ground drainage, gutters, storage building and more!
- Offered at: ~~\$1,480,000~~ **\$1,400,000 (\$32.18 PSF)**

CHECK OUT THE NEW PRICE REDUCTION!



North Ridge Realty Group
5430 West Chester Road | West Chester, OH 45069

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Susan Stretch | c: 513.315.8522 | o: 513.860.5050 | susan@nrrg.com



Property Details

Location	Springboro, Warren County
Building Type	Single tenant, free-standing building
Year Built	1987 (main building)/remodeled in 2008
Building Size	43,500 total SF + 1,152 SF outbuilding
Signage	Building fascia
Construction	Concrete block & structural steel, poured foundation, brick, 14'6"-18' ceiling height
Drive-Ins/Dock Doors	1 drive-in door w/electric opener / up to 4 dock doors
Zoning	ED (Employment District)
Parcel No.	419227019
Taxes	\$11,923/half (Warren County Auditor)
Offered At	\$1,400,000 (\$32.18 PSF)

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The reputation for results.*

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