

FOR SALE

**245 Advanced Drive**

Springboro, OH 45066



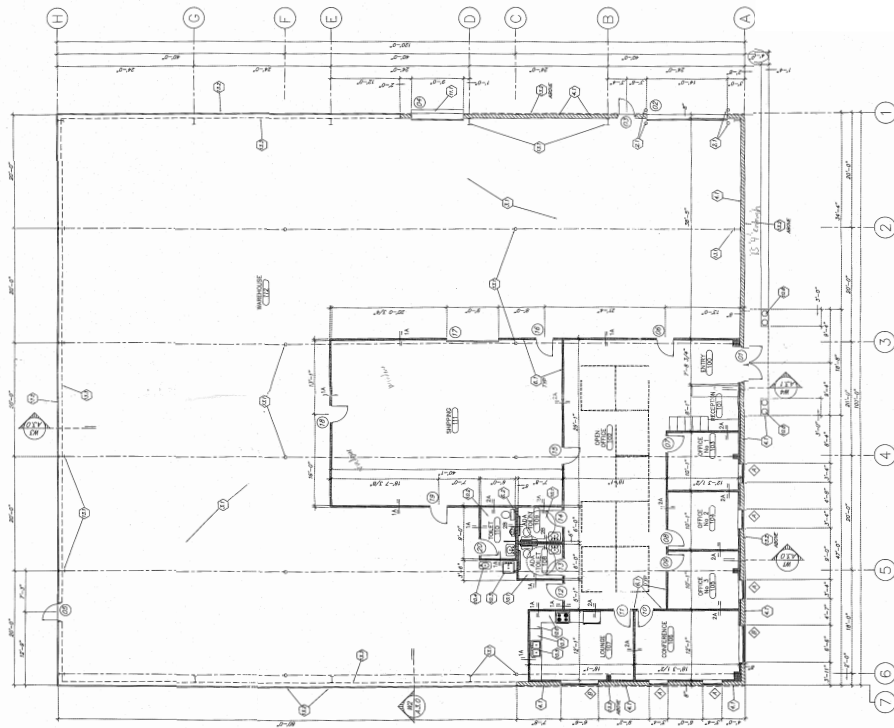
### Property Highlights

- 12,000 SF (immaculate condition) w/enough land to double
  - 2,000 SF office and 10,000 SF warehouse
- 4.4 acres
- 1 mile to I-75 at Springboro exit (#38)
- 3 private offices, large open office area, reception, conference room and kitchen
- 1 dock door (8'x10' w/leveler) and 1 drive-in door (12'x14')
- 200 amp service & backup generator
- 18' clear
- Sprinkled & security system
- Zoned for additional 12,000 SF addition with full drawings
- Offered at: \$929,900.00 (\$77.49 PSF)



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

**Susan Stretch** | c: 513.315.8522 | o: 513.860.5050 | [susan@nrrg.com](mailto:susan@nrrg.com)  
**John Stretch** | c: 513.623.6505 | o: 513.860.5050 | [john@nrrg.com](mailto:john@nrrg.com)



## Property Details

Location	Springboro (Warren County)
Building Type	Single tenant office/warehouse (flex)
Year Built	2008
Available SF	12,000 (2,000 SF office and 10,000 SF warehouse) w/room to double the size and full set of drawings available to Buyer
Parking	Ample, convenient and user-friendly
Dock/Drive-in doors	8'x10' dock door w/leveler, 12'x14' drive-in
Amenities	Generator, fully sprinkled, 18' clear, optional office furniture
Signage	Building fascia
Service	200 amp (could be increased to 400)
Parcel Number	419176003 (Warren County auditor)
Occupancy	May 1, 2020
Offered at	\$929,900.00 (\$77.49 PSF)

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