

AVAILABLE

250 Advanced Drive Springboro, Ohio



TURLEY
MARTIN
TUCKER

Commercial Real Estate Services

For more information, contact:

Dave Tobeson, SIOR

Colliers Turley Martin Tucker

3033 Kettering Blvd., Suite 111

Dayton, OH 45439

Telephone: 937.424.2440

dtobeson@ctmt.com

- 79,000± Total SF
- 12,198± Office SF
- 66,802± Warehouse SF
- 3/10 mile from I-75

Total Square Feet:	79,000±
Office Square Feet:	12,198±
Warehouse Square Feet:	66,802±
Ceiling Height:	26' - 28'
Sprinkler:	Wet
Lighting:	T-8 High Efficient
Roof:	Standing Seam
Floor:	6" concrete
Docks:	4 with levelers and seals
Drive In Doors:	3
Heat:	Gas
Ventilation:	Cross Ventilation
Electric:	480 Volt 3 Phase 2500 Amp
Construction:	Split face block and steel
Parking Spaces:	112 Car - expandable
Miscellaneous:	100% real estate tax abatement available New Construction 10,000 SF Covered Storage with Sprinkler

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3033 Kettering Blvd., Suite 111
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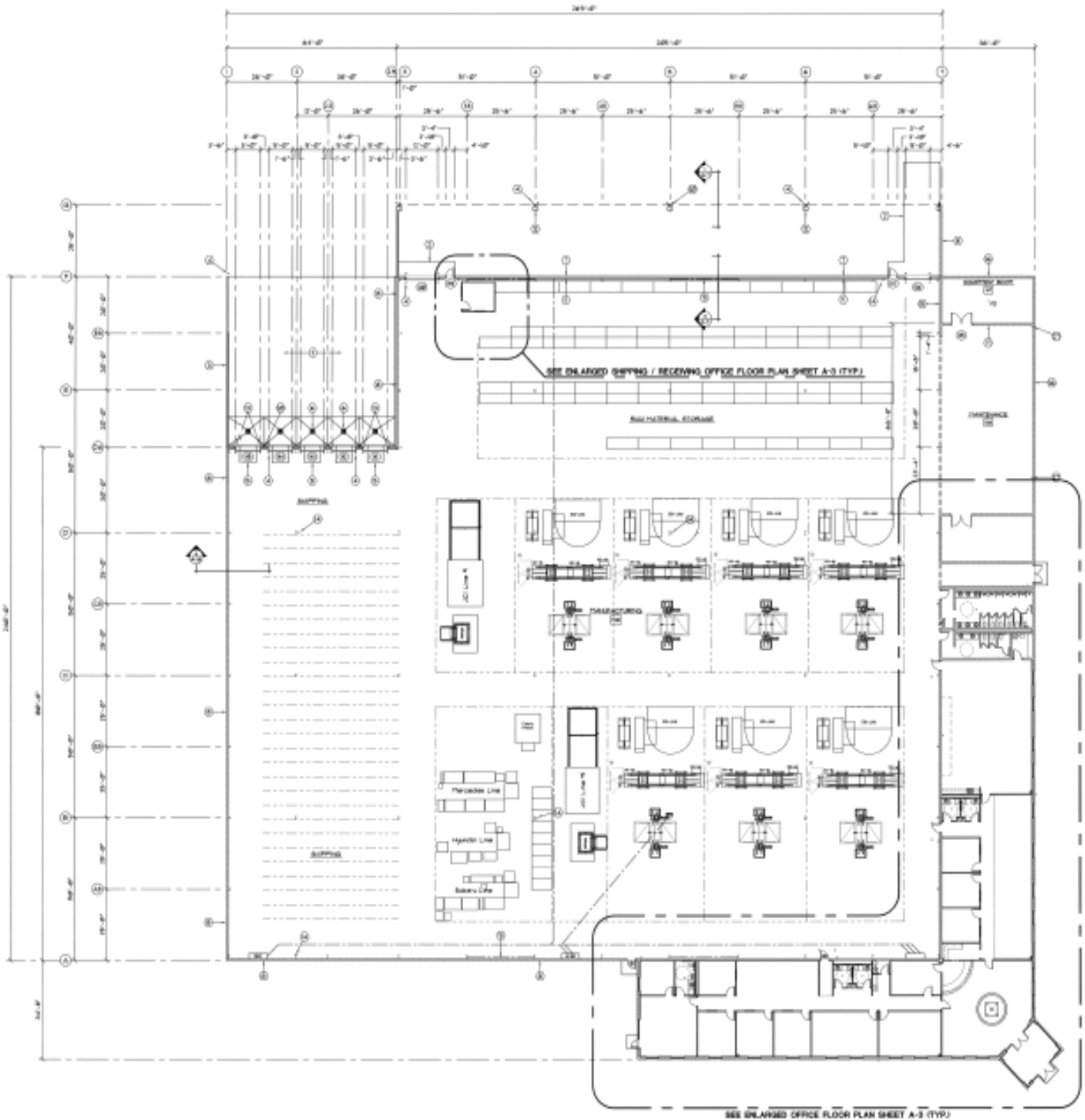
250 Advanced Drive, Springboro, Ohio

CONTROL JOINTS FOR DRYWALL

IN DRYWALL INSTALL UNMATCH OR EQUAL CONTROL JOINT NO. AND JOINT SPACES TO BE: PARTITIONS 30 FT. TRANSIT IN EITHER DIRECTION, INTERIOR CEILING WITH PERIMETER RELIEF 30 FT. TRANSIT IN EITHER DIRECTION, INTERIOR CEILING OUTRIG PERIMETER RELIEF 30 FT. IN EITHER DIRECTION, EXTERIOR CEILING 30 FT. TRANSIT IN EITHER DIRECTION.

NOTE

WHERE FORKLIFTS OPERATE NEAR ELECTRICAL PANELS AND SPRINKLER RISER, PROVIDE HEAVY TYPE GUARDRAIL, IF PLANNED ENDS TOYED ON 4" X 8" JOIST/LARGE POIS @ 12" OC, X 8" X 8" X 8" BASE PLATE, EQUIPPED TO CONCRETE FLOOR @ 1/4" DIA. EXPANSION ANCHORS. TOP OF GUARDRAIL TO BE 2' AT JKT.



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