



New Building  
FOR SALE OR LEASE  
**Advanced  
Drive**

Springboro, Ohio 45066

New Building on 3.5 Acres.  
Ground Breaking November 2021,  
Anticipated Completion May 2022.



**Property**

20,000 SF Divisible Into  
10,000 SF Units  
3.55 Acres  
Up to 15 Year 100% Tax  
Abatement Available



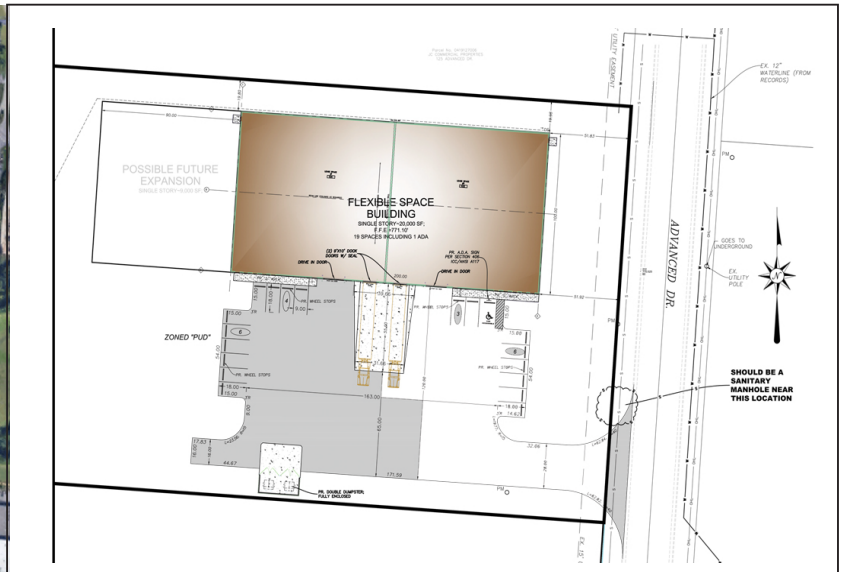
**Details**

Industrial Zoning  
Lease or Buy  
Sale Price: \$2,000,000\*  
Lease Rate: \$10.00 PSF NNN\*  
\* Subject to material and labor availability



**Highlights**

Only Half of a Mile From I-75  
Average Income \$98,054  
within 1 Mile  
Total Population 89,217  
within 5 Miles





Pontecorvo  
ballet studios

Quick  
Tech

New  
Dimension  
Metals

wood.

**SITE**

HANOVER  
PRODUCTS

CBT SOLUTIONS  
ON DEMAND

ATLANTIC  
EMERGENCY SOLUTIONS



Alfons Haar, Inc

## Advanced Drive, Springboro, Ohio



FOR MORE  
INFORMATION  
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