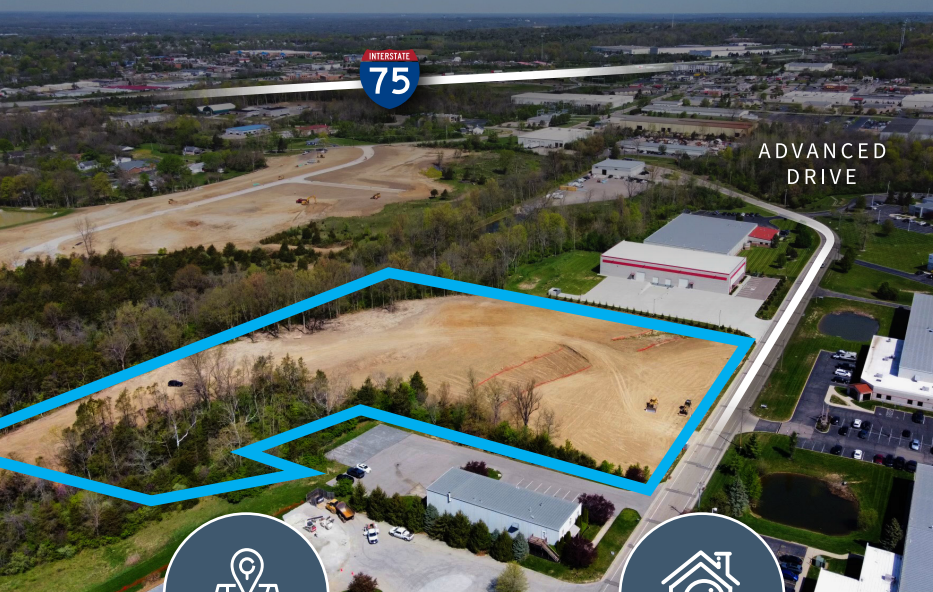




Westheimer
REAL ESTATE

JOHN WESTHEIMER
O: 513.561.9378 • M: 513.535.4562
jwestheimer@westheimerre.com

RICKY MUNGER
O: 513.561.9378 • M: 513.817.7136
rmunger@westheimerre.com



LAND AVAILABLE

Advanced Drive

Springboro, Ohio

Great location! Perfect for 6,500 - 20,000 SF. Situated in a private business park.



Property

8 +/- Acres Available
Can be Subdivided
Perfect for 6,500 - 20,000 SF



Details

Build-to-suit
Industrial Zoning
Up to 15 Year 100% Tax
Abatement Available

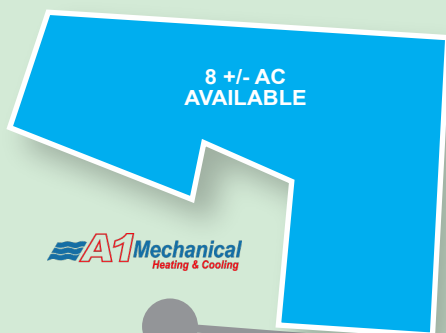


Highlights

Only Half of a Mile From I-75
All utilities available
Great access to serve both
Cincinnati & Dayton markets



10,000 sf building available
for lease! Construction
starts in July 2025



A1 Mechanical
Heating & Cooling

ATLANTIC
EMERGENCY SOLUTIONS



Advanced Drive

HANOVER
PRODUCTS



wood.

Quick
Tech



New
Dimension
Metals

Commercial Way

Pontecorvo
ballet studios

Sharts Road

Advanced Drive

Advanced Drive, Springboro, Ohio



John Westheimer
President

M: 513.535.4562
jwestheimer@westheimerre.com



Ricky Munger
Sales

M: 513.817.7136
rmunger@westheimerre.com

**FOR MORE
INFORMATION
CONTACT**



Westheimer

REAL ESTATE

Online at www.WestheimerRE.com