

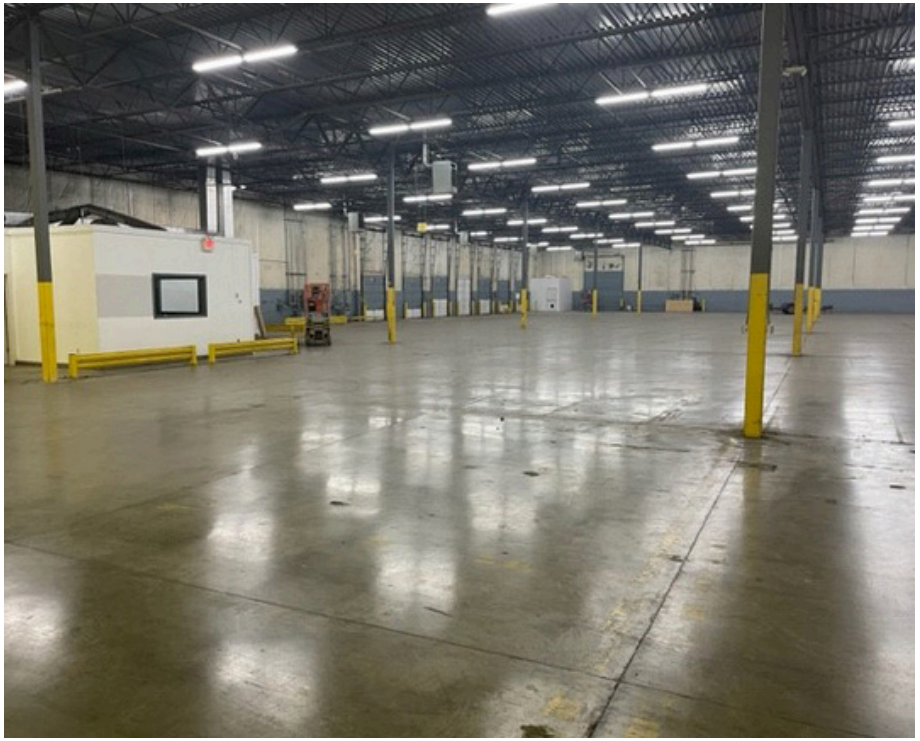
For Sublease

355 S. Pioneer Blvd, Springboro, Ohio 45066
83,555 SF Available

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355 S. Pioneer Blvd, Springboro, OH 45066

Warehouse SF	81,405 SF
Office SF	2,150 SF
Docks	14
Clear Height	19'
Power	1000 amps 480/277
Construction	Quality tilt-up concrete construction
Utilities	Separately metered
Year Built	1985





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Strategic Location:
High visibility on Pioneer Boulevard with convenient I-75 access to both the Cincinnati and Dayton markets.

Sustained Growth:
Located in Warren County, one of Ohio's fastest-growing counties with an expanding, highly skilled labor

Prime Business Hub:
Springboro offers a highly favorable business climate and excellent connectivity within the vibrant Cincinnati-Dayton corridor.



142,000

Total employees in the Manufacturing, Wholesale Trade, and Transportation & Warehousing sectors within 20 miles, including a strong industrial labor force.

16.4%

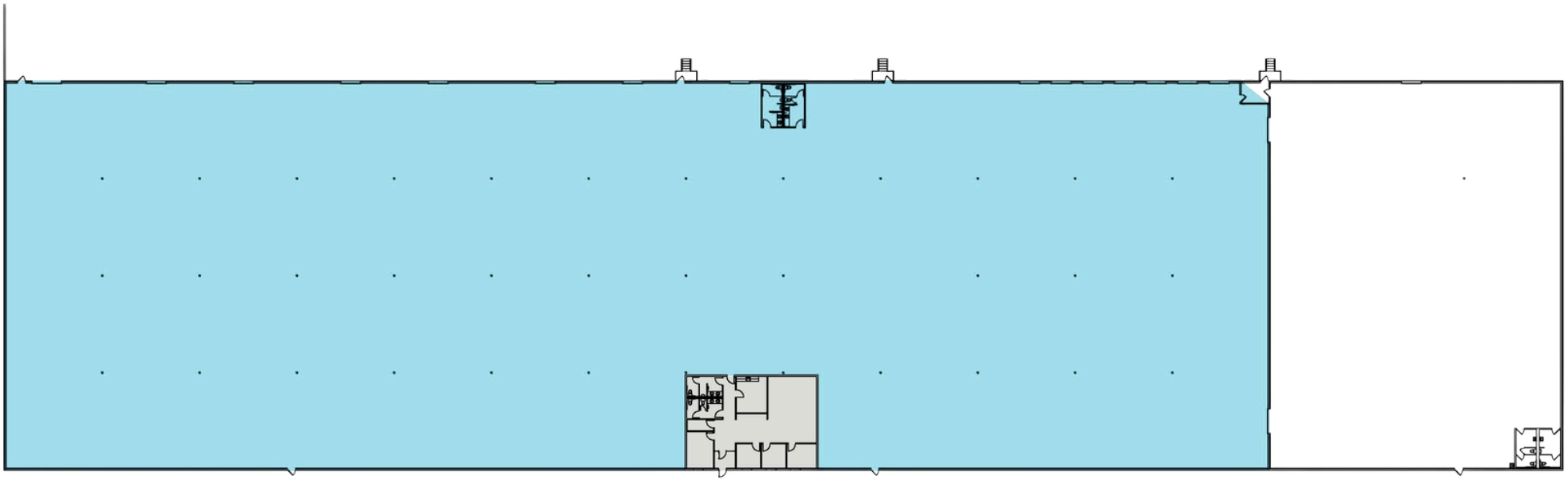
Percentage of the area's total employment in key industrial sectors, providing a specialized talent pool for logistics and manufacturing operations.

1.45M

Over 1.4 million people within a 20-mile radius, offering a substantial consumer market and an extensive labor force.

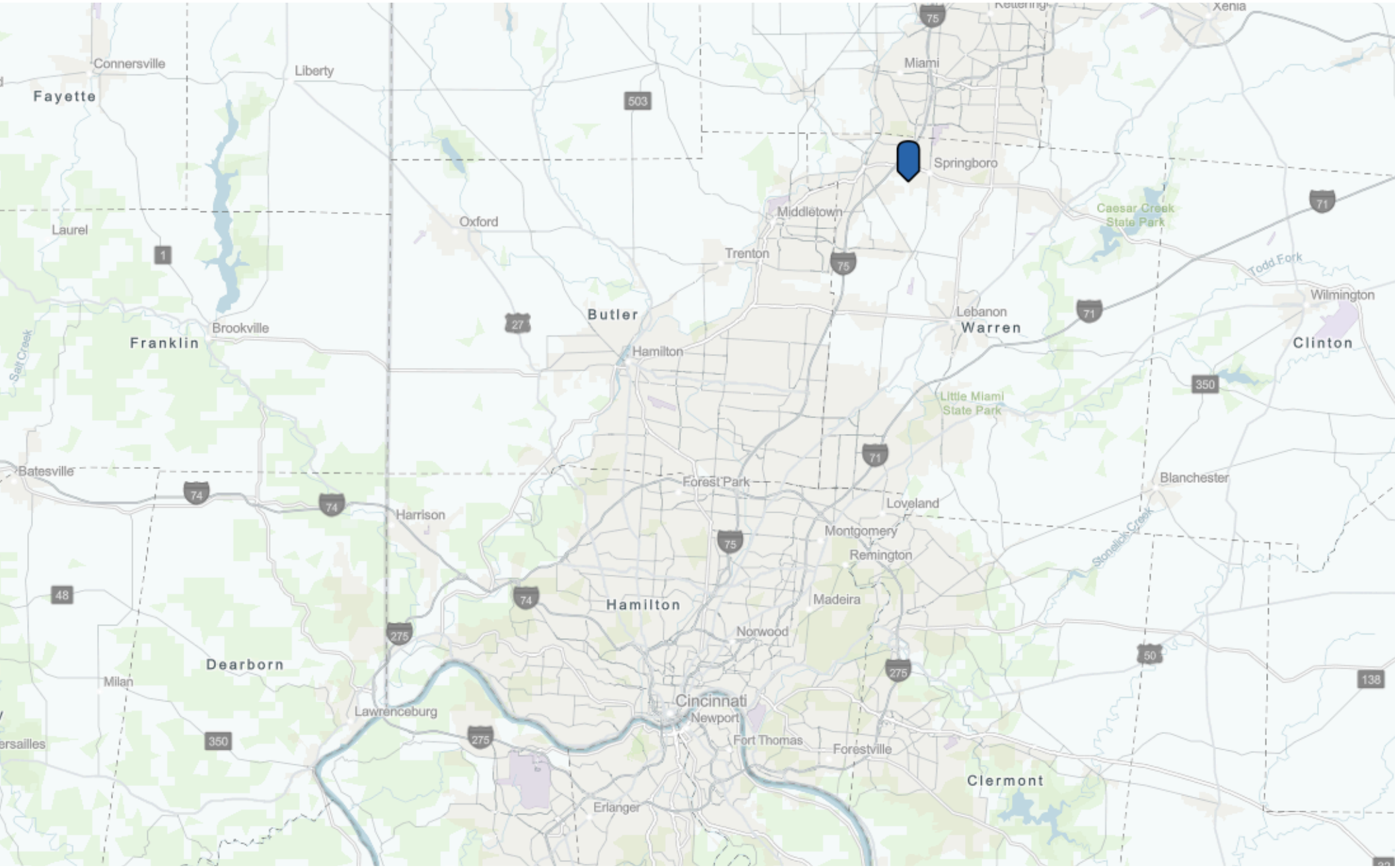
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Floorplan



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