

FOR SALE OR LEASE > ENTIRE OFFICE/INDUSTRIAL FACILITY



East Fork Business Center

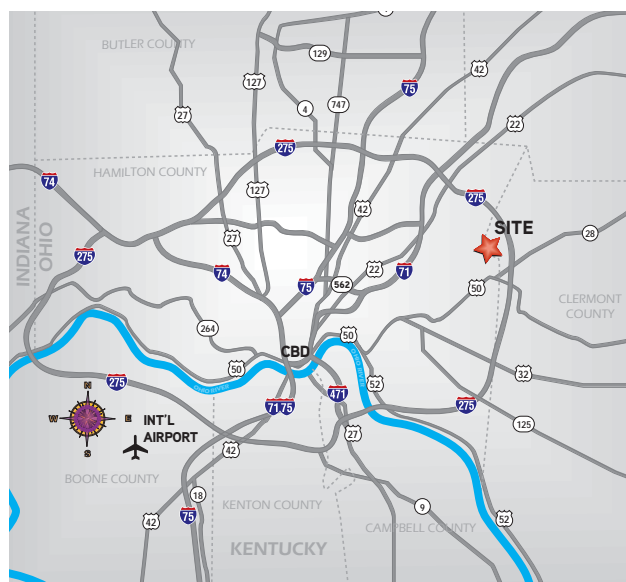
910 LILA AVENUE | MILFORD, OHIO 45150

**UNDER
NEW OWNERSHIP**



Building Amenities

- > 122,603 Total SF Available
 - > 32,832 SF Office
 - > 89,768 SF Warehouse
 - > 27,760 SF High Bay - 25' Clear Height - clear span
 - > 63,400 SF Low Bay - 14' Clear Height - 33' x 30' column spacing - low bay
- > 100% HVAC
- > Updated T-5 Lighting
- > 3 Docks; 3 Drive-In's
- > 3 Phase, 480 Volt, 1600 Amps
- > Good Condition
- > Good Ingress/Egress
- > Close to many amenities
- > Lease Rate \$3.50/SF NNN + \$1.00/SF Operating Expenses
- > Sale Price: \$3,936,000 (\$32.00/SF)



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