

# Heavy Manufacturing Facility

## 1.1M SF - Expandable to 2.5M SF

Available 2023



2555 Woodman Drive, Kettering, OH

- Size: **1,171,597 SF | 150 Acres**
- Pad available for 1.4M SF expansion
- Water & Sewer: **2,000,000 MG/D+**
- Column Spacing: **40' x 50'**
- **Renovated interior, exterior renovation underway**
- Power: **Up to 40MW Heavy 3 Phase**
- Central to regional labor pool
- Great location to **highway access** with close proximity to **SR 35, I-75 and I-675**
- Close to dining and entertainment amenities

Dean Miller  
513-383-8351 | dmiller@icpllc.com

Kohl Kirkland  
937-489-0135 | kkirkland@icpllc.com

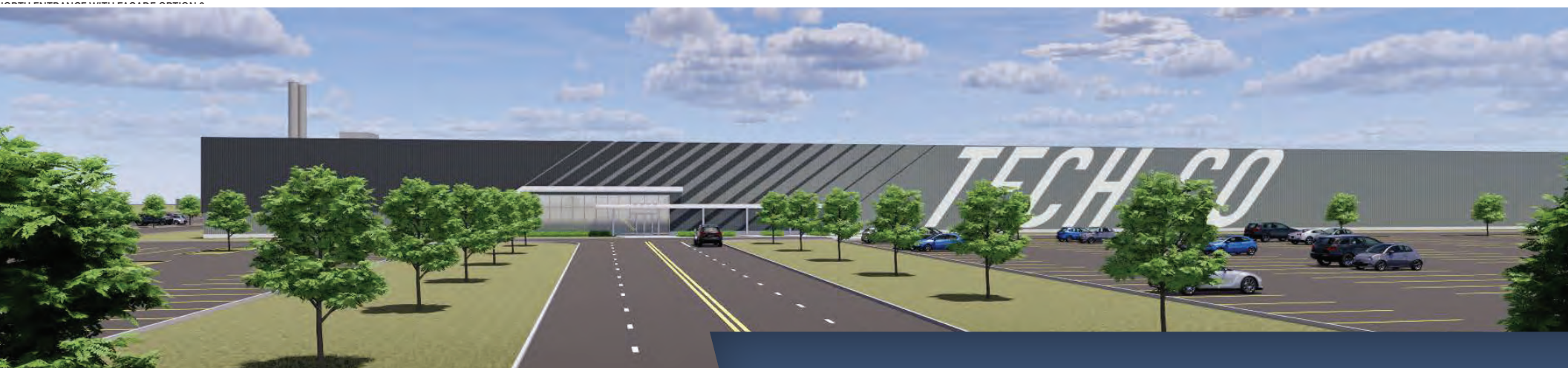
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.



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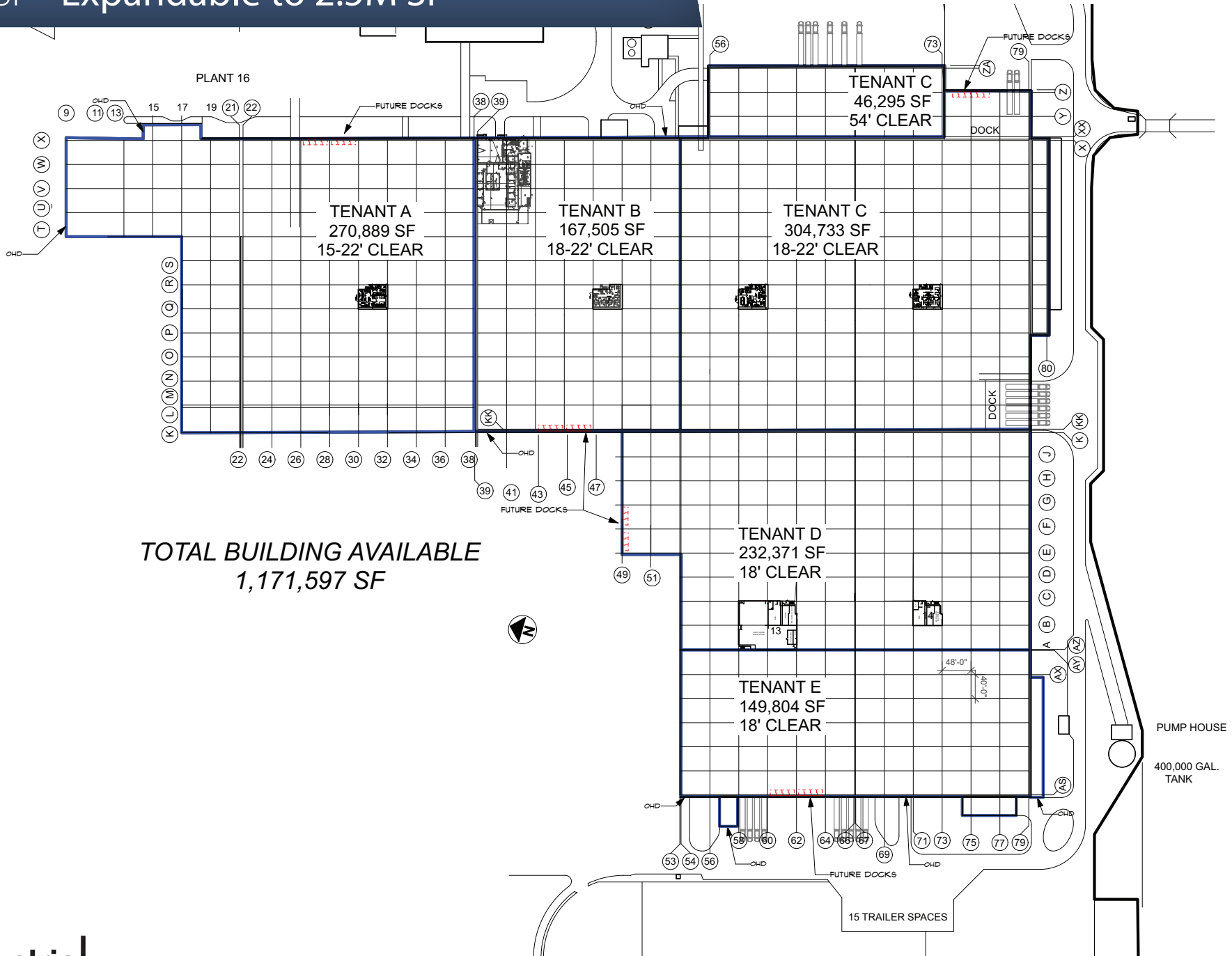
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Future Concept Renderings

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**TOTAL BUILDING AVAILABLE**  
**1,171,597 SF**





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