



## Property Details

- Available: 67,749 SF
- Office: Additional 9,200 SF available
- Clear Height: 22'
- ESFR Sprinkler
- Docks: 6 (expandable)
- Drive-in Doors: 1
- Power: 6,000 amps/480V/3PH
- Recent full renovation including new roof, exterior paint, and pavement
- Bus duct power distribution
- No city income tax
- Immediate access to I-675
- Less than 10 miles to Downtown Dayton, OH



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

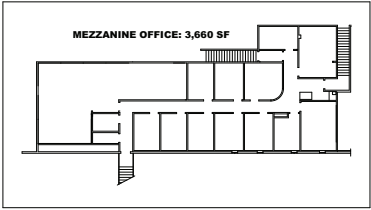
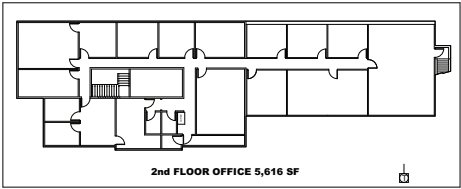
Kohl Kirkland  
937-489-0135 | kkirkland@icpllc.com

# Modern Manufacturing Space

3909 Research Blvd., Beaver Creek, OH 45430



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513-383-8351 | dmiller@icpllc.com

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937-489-0135 | kkirkland@icpllc.com

<b>Location:</b>	Beavercreek, Ohio Greene County	<b>Clear Height:</b>	26'
<b>Available Space:</b>	67,749 SF	<b>Roof:</b>	New TPO Membrane
<b>Office Size:</b>	8,160-17,400 SF	<b>Restrooms:</b>	1 Large Warehouse Set 1 Office Set
<b>Warehouse Size:</b>	59,549 SF	<b>Sprinkler:</b>	ESFR
<b>2nd Floor Office:</b>	Additional 9,276 SF	<b>Heating:</b>	Gas Air Rotation
<b>Land:</b>	9.5 Acres	<b>Income Tax:</b>	0% Local
<b>Total Building Size:</b>	106,692 SF	<b>Lighting:</b>	LED
<b>Highway Access:</b>	1 Mile to I-675 & US 35	<b>Power:</b>	6000 Amps/ 480 V / 3PH
<b>Year Built:</b>	1977-1990	<b>Electric Power:</b>	DP&L
<b>Construction:</b>	Tilt-Up Concrete	<b>Gas Provider:</b>	Vectren
<b>Column Spacing</b>	40x40	<b>Water:</b>	Greene County
<b>Bay Size:</b>	4800 SF	<b>Sewer:</b>	Greene County
<b>Docks:</b>	6	<b>Internet Provider:</b>	Spectrum Fiber
<b>Zoning:</b>	Light Industrial	<b>Auto Parking:</b>	250 Plus
<b>Drive-Ins:</b>	1	<b>Trailer Parking:</b>	Available