

Modern Manufacturing Space Planned Upgrades

3909 Research Blvd., Beavercreek, OH 45430



Property Details

- Available: 62,000 up to 100,314 SF
- Office: Additional 9,200 SF available
- Clear Height: 24' - 26'
- ESFR Sprinkler
- Docks: 14 (expandable)
- Drive-in Doors: 4
- 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



Future Concept Rendering

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.

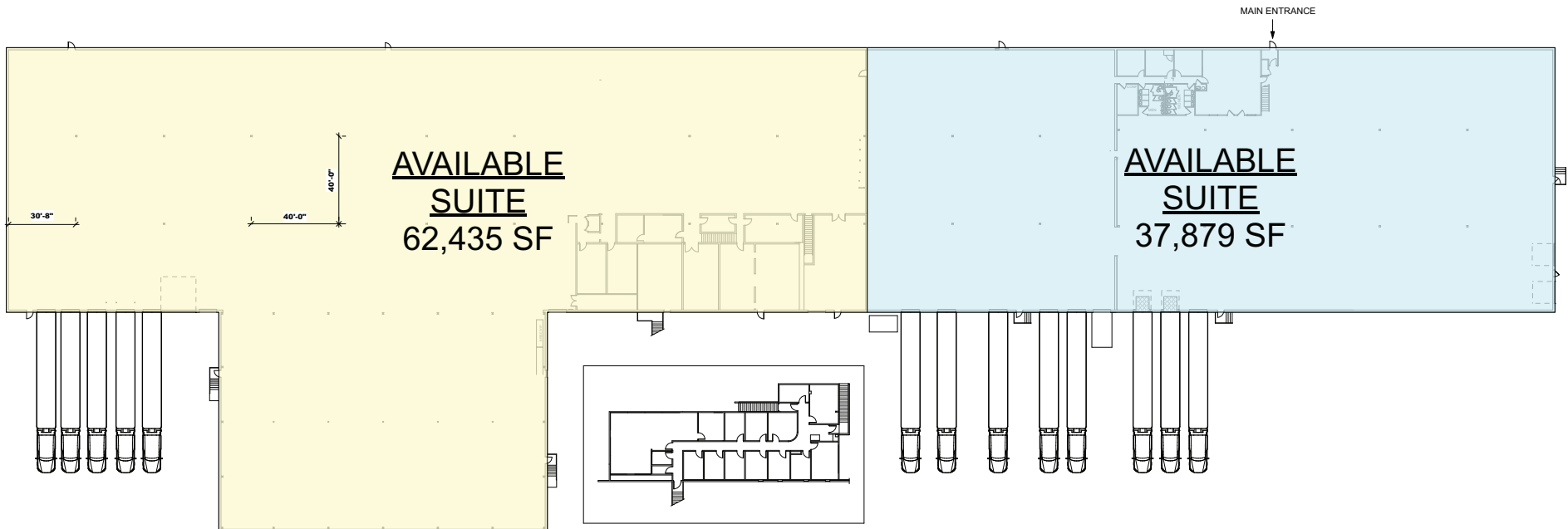
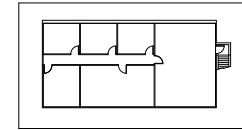
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TOTAL BUILDING AVAILABLE
100,314 SF

2nd FLOOR - 2,073 SF
NOT INCLUDED IN AREA CALC



MEZZANINE OFFICE - 3,589 SF
NOT INCLUDED IN AREA CALC

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