

Modern Manufacturing Space Newly Upgraded 2025

3909 Research Blvd., Beavercreek, OH 45430



Property Details

- Available: 67,709 SF
- Office: Additional 9,200 SF available
- Clear Height: 24'
- ESFR Sprinkler
- Docks: 6
- 10 Ton Crane in place
- 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



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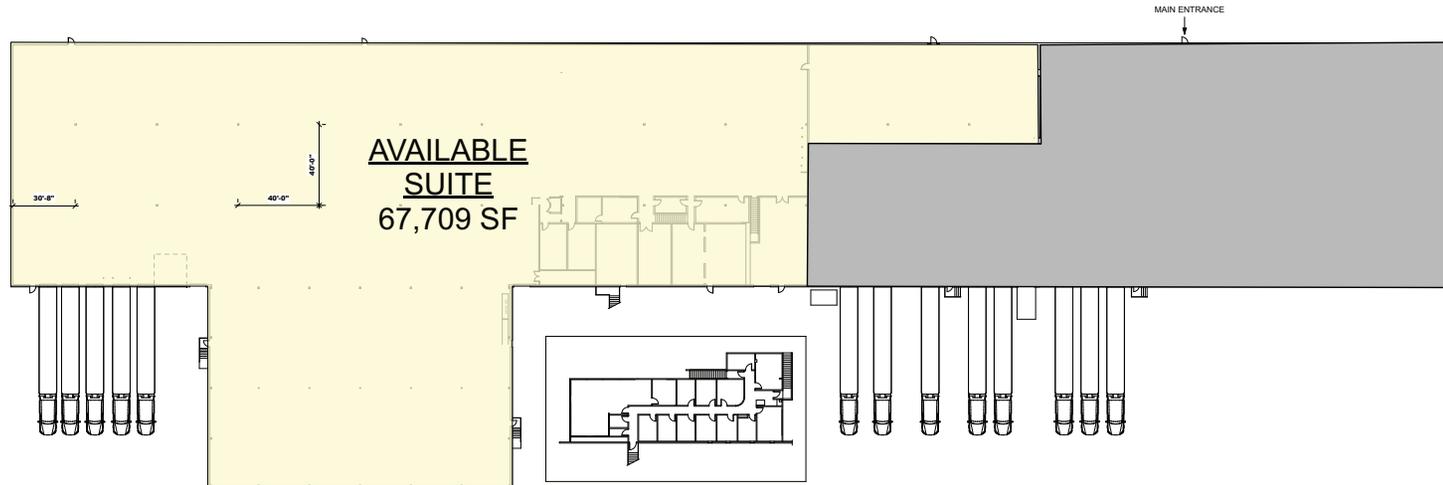
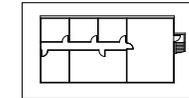
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their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

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



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

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Location:	Beaver Creek, Ohio Greene County	Clear Height:	26'
Available Space:	67,709 SF	Roof:	New TPO Membrane
Office Size:	8,160-17,400 SF	Restrooms:	1 Large Warehouse Set 1 Office Set
Warehouse Size:	59,549 SF	Sprinkler:	ESFR
2nd Floor Office:	Additional 9,276 SF	Heating:	Gas Air Rotation
Land:	9.5 Acres	Income Tax:	0% Local
Total Building Size:	106,692 SF	Lighting:	LED
Highway Access:	1 Mile to I-675 & US 35	Power:	6000 Amps/ 480 V / 3PH
Year Built:	1977-1990	Electric Power:	DP&L
Construction:	Tilt-Up Concrete	Gas Provider:	Vectren
Column Spacing:	40x40	Water:	Greene County
Bay Size:	4800 SF	Sewer:	Greene County
Docks:	6	Internet Provider:	Spectrum Fiber
Zoning:	Light Industrial	Auto Parking:	250 Plus
Drive-Ins:	1	Trailer Parking:	Available