

BUSINESS PARK DEVELOPMENT

FLEX | OFFICE | LIGHT MANUFACTURING



RENOVATIONS UNDERWAY

950 FORRER AVENUE, KETTERING, OH

- Suites ranging from: **30,000 SF - 200,000 SF**
- Total building size: **404,000 SF**
- Land: **Situated on 47 acres**
- Parking: **2,000 +**
- New Truck Docks being added
- Building features **high-end exterior facade** and **landscaping**, as well as a bright clean interior
- Centrally located 10 minutes to I-75 & I-675
- Future renovations planned will bring to life this **Mixed-use business park**
- Located within Kettering Business Park and **minutes to amenities & retailers**
- 15 minutes to Wright Patterson Airforce Base



Dean Miller
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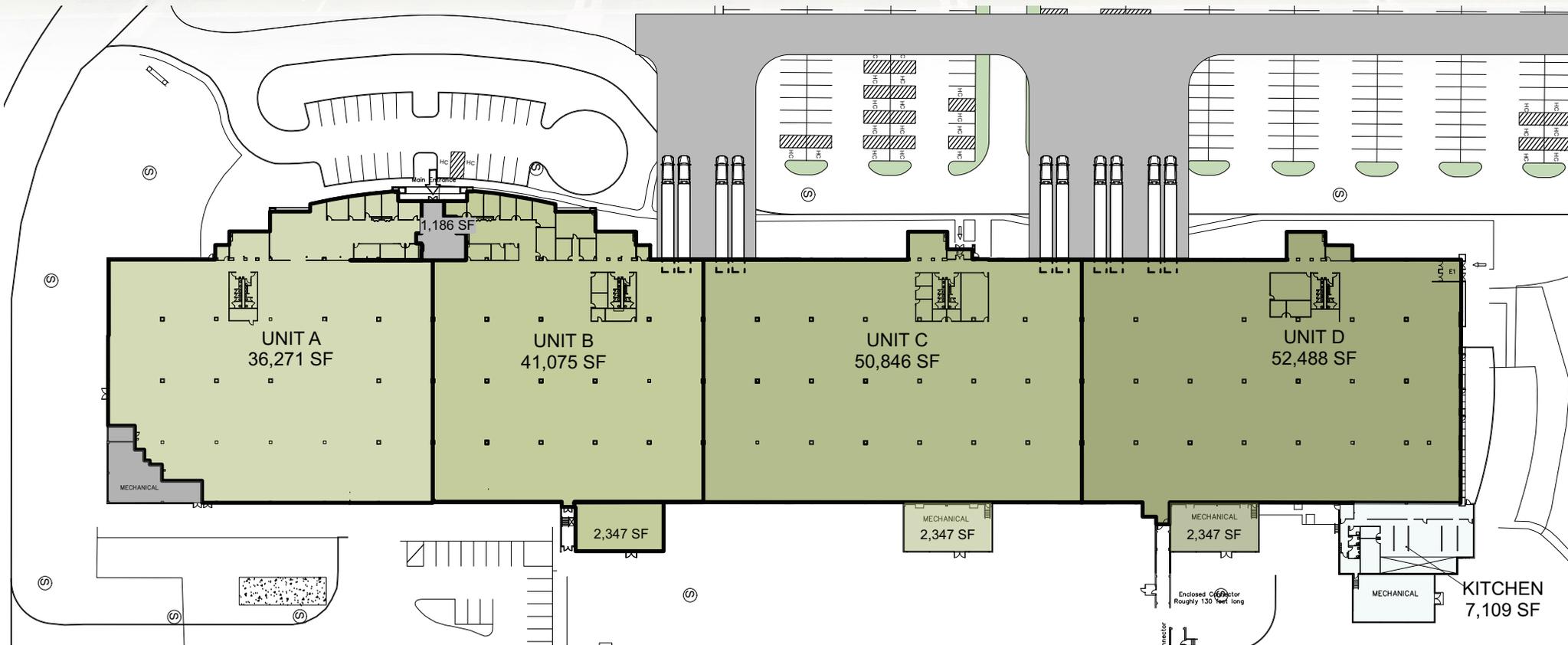
Kohl Kirkland
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East Building

Potential suite layout,
exact sizes to-suit

Mixed Use Business Park
950 Forrer Avenue, Kettering, OH



For More Information Contact
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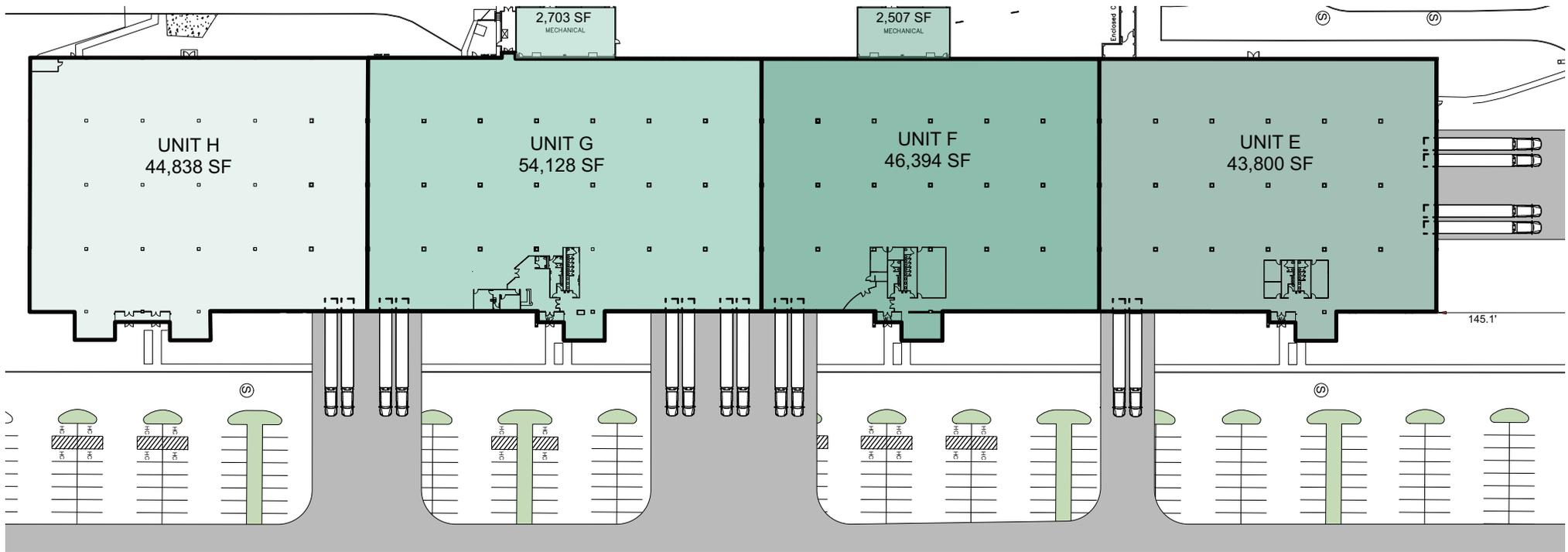
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West Building

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Mixed Use Business Park

950 Forrer Avenue, Kettering, OH

Location	950 Forrer Blvd, Kettering, Ohio
County	Montgomery
Total Building Size	404,000
Available Space	404,000
Minimum Divisible	30,000
Land	47 acres
Highway Access	2 Miles to US-35
Year Built	Rebuilt in 1999
Construction	Full concrete structure
Column Spacing	40x40
Bay Size	6400
Floor	6"
Roof	New in 2015.
Clear Height	14-22'
Auto Parking	2000 spots
Restrooms	11 sets to be retained
Power Capacity	6,000 Amps 480/277V 3Phase, Dual fed from two different substations
Electric Provider	AES
Gas Capacity	6" line
Gas Provider	Vectren
Water Capacity	6" to building, 4" to building 2
Sewer Capacity	Multiple 4" and 6" lines to underground main size unknown