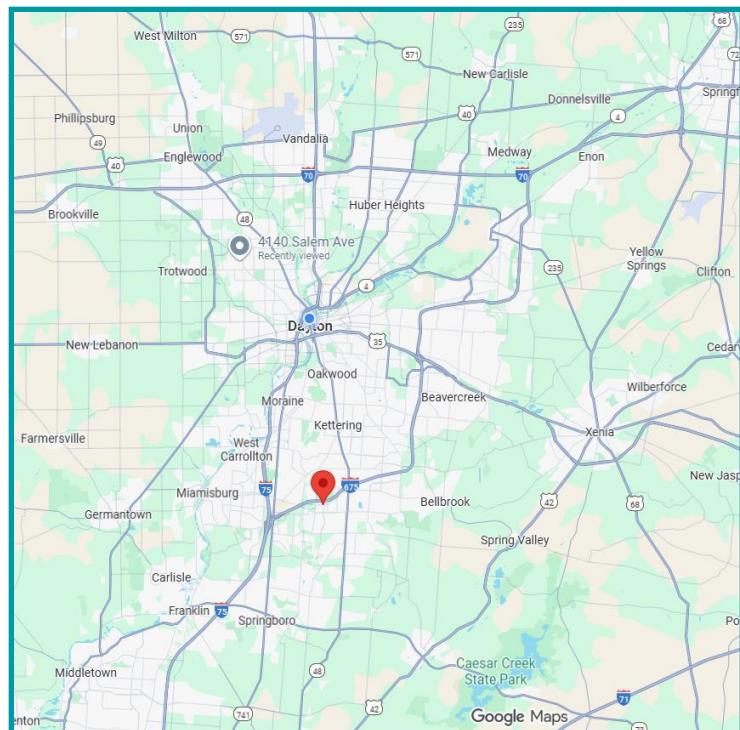


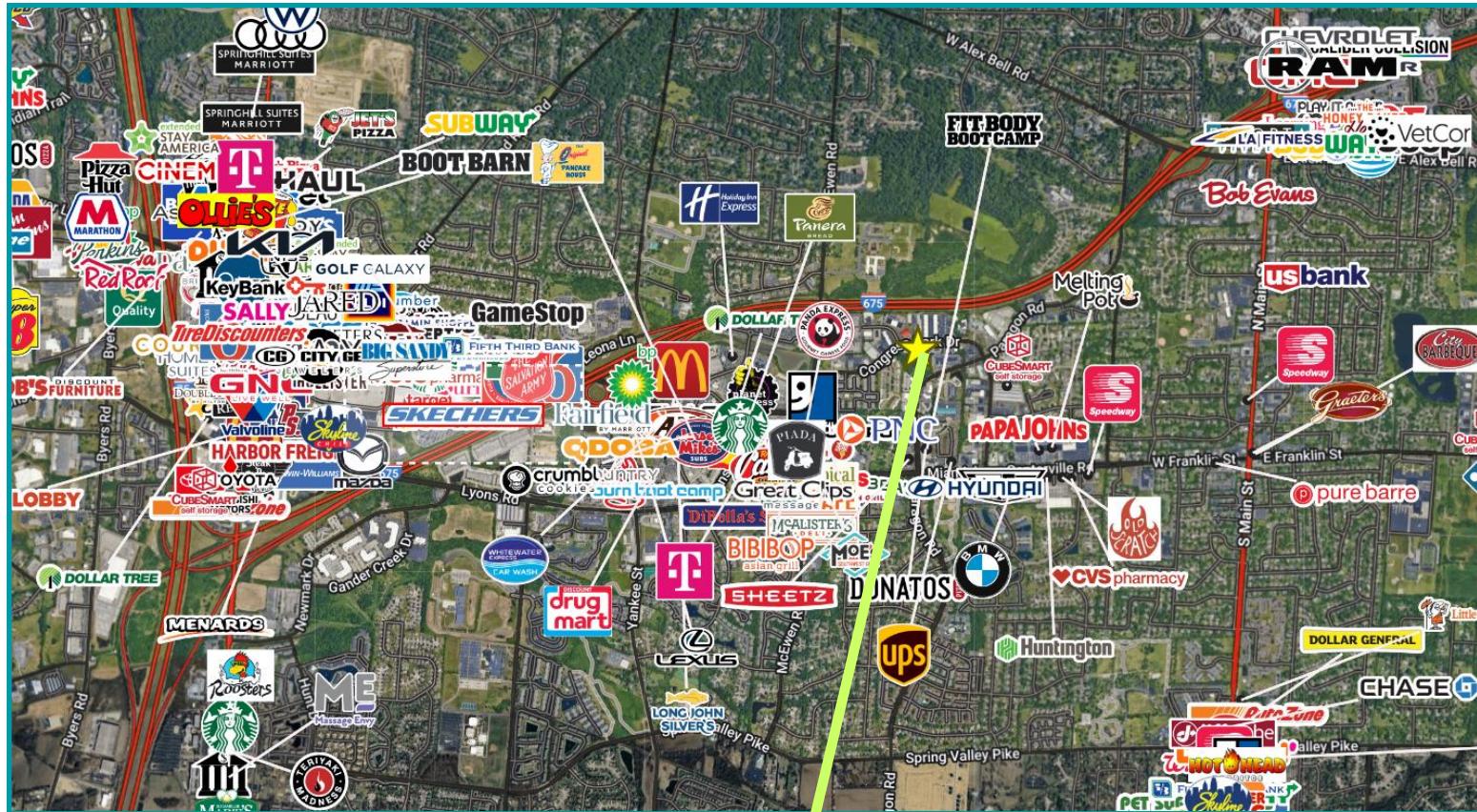


- **4,200 SF Suites 704 & 708**
- **Versatile Space:** Zoning I- Small Shops, Machine, Tool & Die, etc., Also perfect for retail showroom, service trades, light industrial, distribution, or flex users
- **Suite 708:**
2,400 SF showroom/flex space with versatile, open layout, office space, 2 bathrooms, and convenient parking at the front of the building
- **Suite 704:**
1,800 SF warehouse space with 208V 3-Phase electric, office/storage space, and 1 bathroom
- **Exterior and interior man-doors & overhead doors:**
provide entry into both spaces and easy access between them. The building also offers a 145 'x 72' paved pad located at the rear of the building
- **Strong Tenant Mix:** Join co-tenant and owner occupier: CWD Building Services (Suites 702 & 706)
- **Prime Thoroughfare:** Functional, well-maintained space in a professional, established business environment. Conveniently positioned near I-675, I-75, SR-725, SR-741, and SR-48, offering exceptional convenience and seamless regional access
- **No City Income Taxes**
- **Competitive Lease Rate:**
For Lease at \$9.50 PSF + \$1.28 NN. Landlord covers Common Area Maintenance expenses!



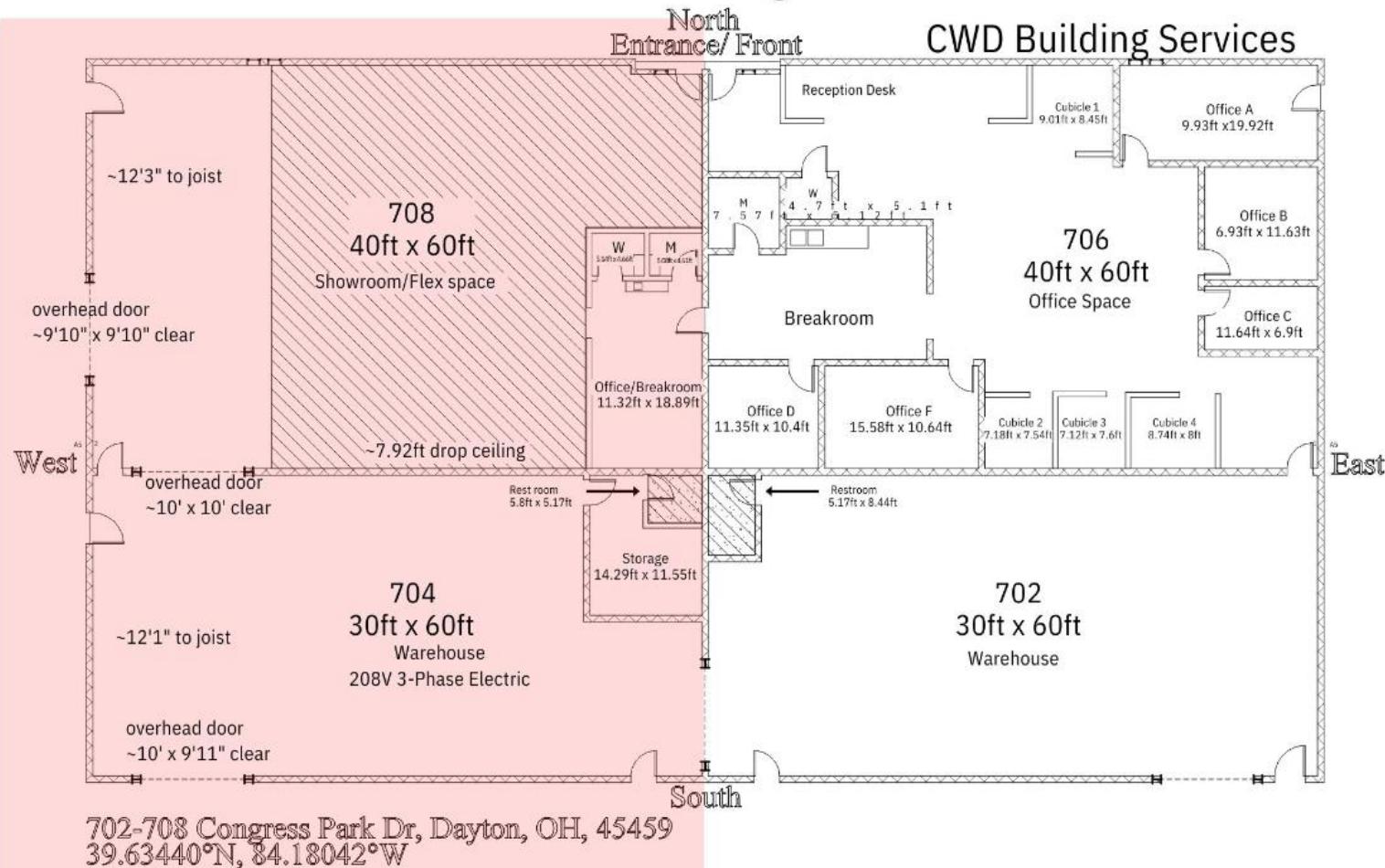
**For More Information,
Please Contact:**

Bre Brown | Advisor
Mobile: 937.815.0087
brebrown@equity.net



| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------|-----------|-----------|-----------|
| Population | 6,493 | 62,607 | 179,629 |
| Average HH Income | \$131,429 | \$128,855 | \$134,103 |
| Daytime Employee Population | 10,297 | 42,863 | 90,624 |

Congress Park Drive Front Parking Lot



Back Parking Lot: ~145' x 72' paved pad

11-18-2025

