



3060 Valleywood Drive

Kettering, Ohio 45429

SALE PRICE:

\$599,900

LEASE RATE:

\$9.95 PSF NNN

6,095 SF Modern Flex Space on 1+ Acre

This fully renovated property offers the perfect blend of office, warehouse, and storage space in a prime location:

- **Total Size:** 6,095± SF on more than 1 acre with two overhead garage doors
- **Office Space:** 3,441± SF of modern, move-in-ready office
- **Warehouse Space:** 1,600± SF of climate-controlled warehouse with 18'+ clear height
- **Storage Space:** 1,054± SF of additional storage area for flexibility and growth
- **Outdoor Features:** Large fenced-in yard providing secure outdoor storage

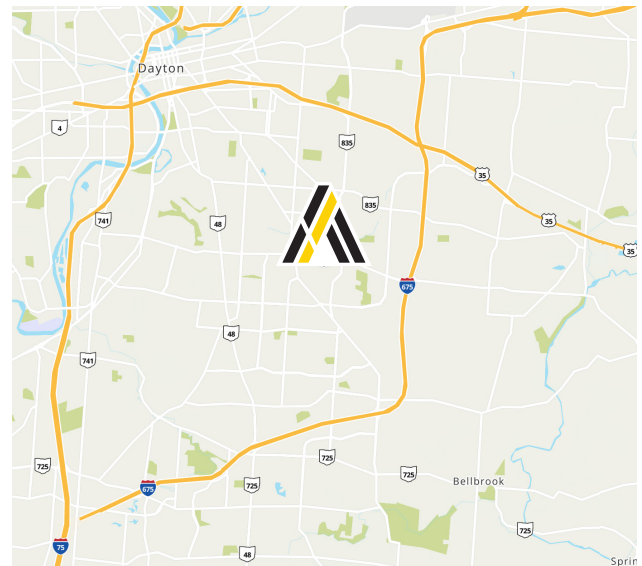
Recent Upgrades:

The property has undergone a complete transformation, inside and out. Improvements include:

- New flooring and fresh paint throughout
- Professional office layout featuring floor-to-ceiling glass accents
- Upgraded LED lighting
- Renovated warehouse with air-conditioning
- New restrooms and break room
- Exterior paint, modern landscaping, and refreshed curb appeal

Location Highlights:

Ideally positioned with easy access to I-675, this property is surrounded by a wide range of amenities including restaurants, shopping, and entertainment. The location offers convenience for employees, clients, and distribution.



Tony Witt, SIOR, CCIM

Principal

937.313.6419

Tony.Witt@ApexCommercialGroup.com

Amber Wenzler, SIOR

Senior Vice President

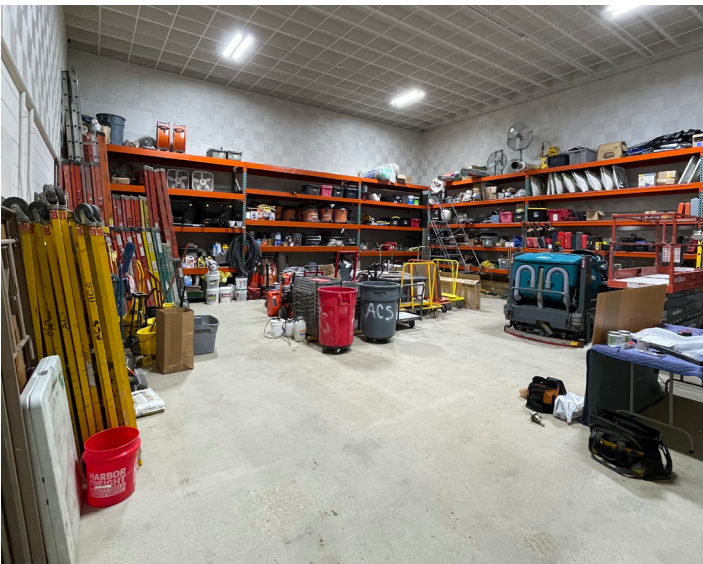
937.520.8314

Amber.Wenzler@ApexCommercialGroup.com

3060 Valleywood Drive

Kettering, Ohio 45429

Photos

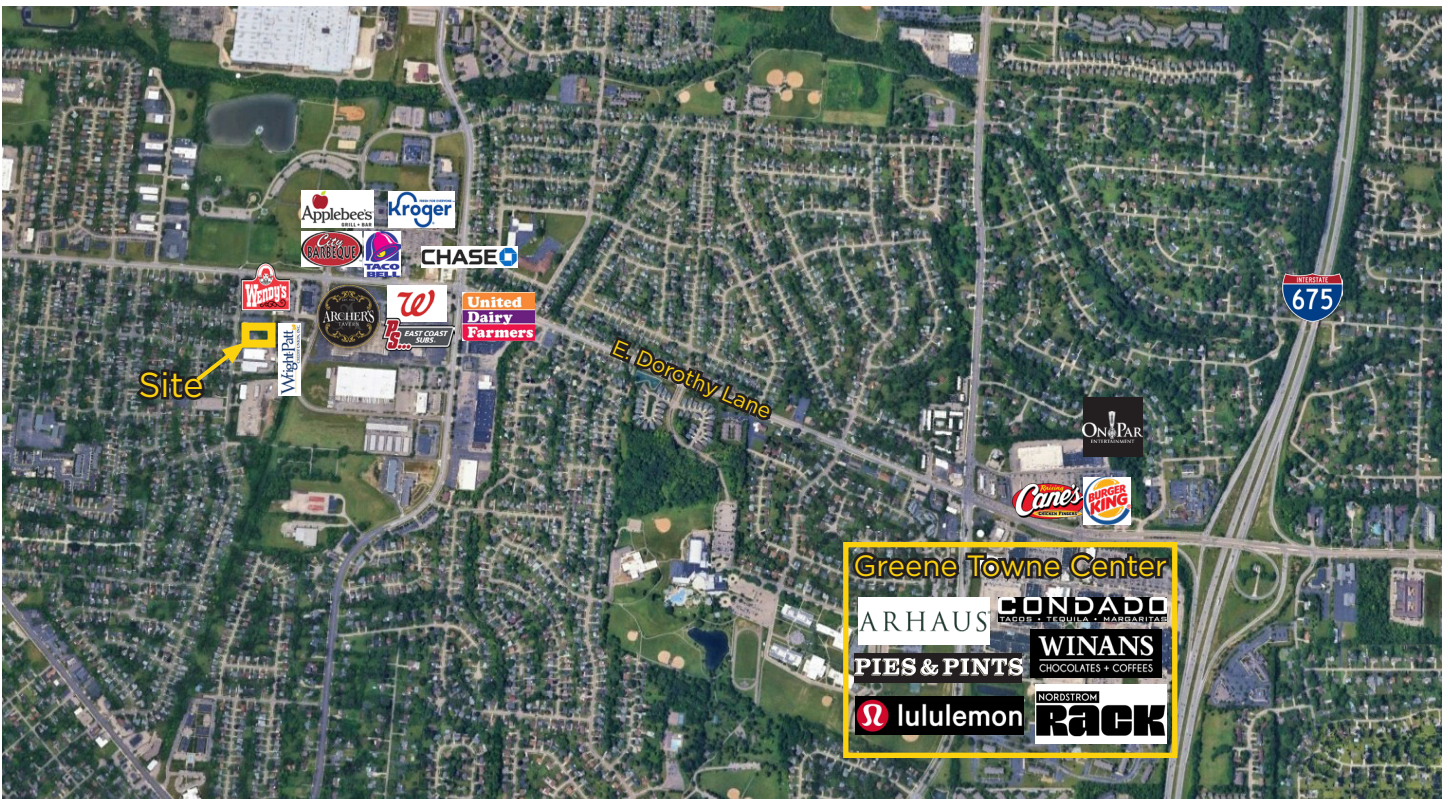


ApexCommercialGroup.com

3060 Valleywood Drive

Kettering, Ohio 45429

Aerial



ApexCommercialGroup.com