



**FOR LEASE** | 3946 INDIAN RIPPLE RD  
BEAVERCREEK, OH 45440

## Property Highlights

- 19,242 SF of Office/Warehouse Space - includes approximately:
  - 33,770 SF of Reception, Office, Conference Rooms, Training Room, Storage Rooms, and Restrooms
  - 10,472 SF Attached HEATED HIGH BAY Warehouse w/ Drive-up & Dock Doors
  - 5,000 SF Detached Pole Barn Construction Metal Equipment & Materials Storage Building
  - Approx. 1.2 Acre Secure Gravel Fenced & Gated Vehicle & Material Lot
- Six (6) 10' Wide x 14' Tall Drive-Up Doors, Three (3) 8' Wide x 8' Tall Dock Doors, & One (1) 8' Wide x 10' Tall Dock Door
- Well Maintained Masonry & Steel Buildings and Grounds
- Just 3/4 Mile to I-675 / Indian Ripple Rd. Full Interchange - Easy Access to US 35, I-75, WPAFB
- Located in City of Beavercreek OH - NO CITY INCOME TAX

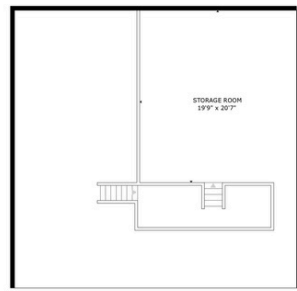


## RARE OFFICE/WAREHOUSE SPACE IN BEAVERCREEK, OH

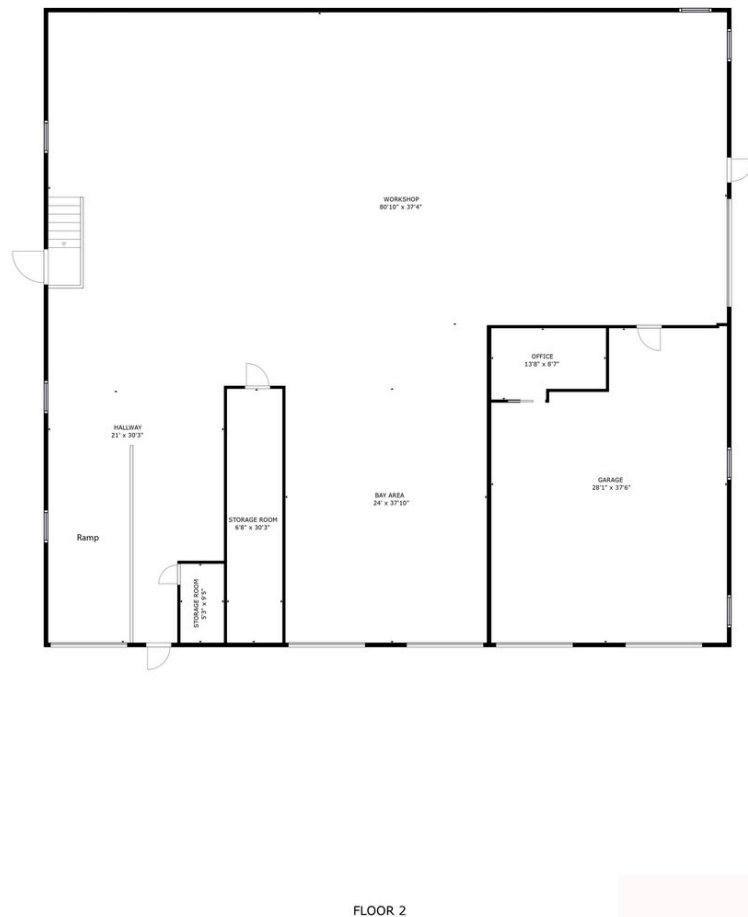
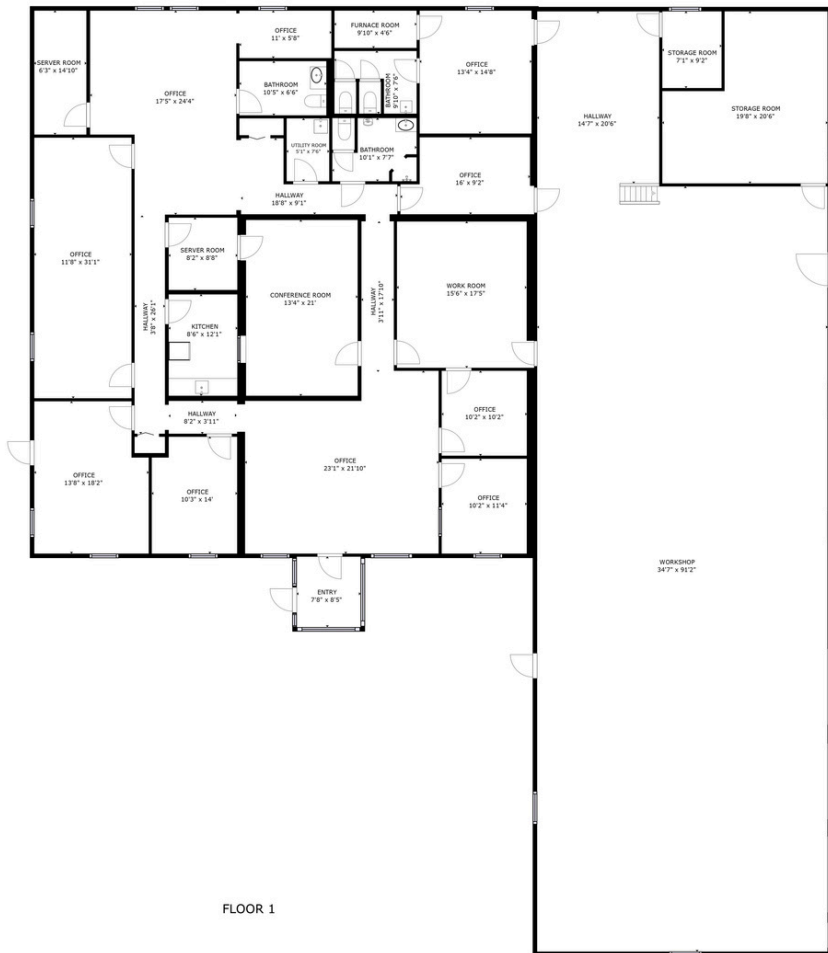




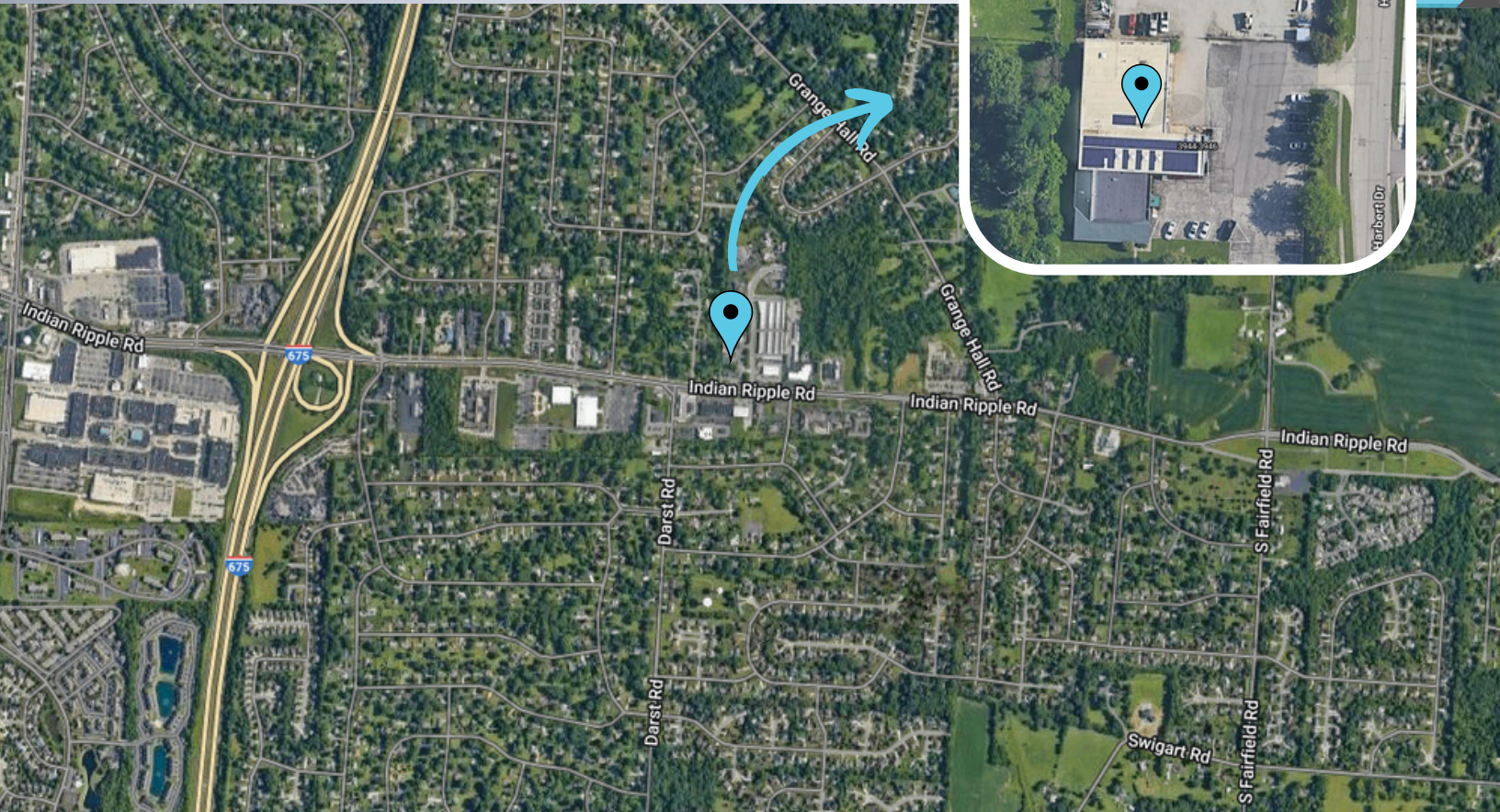
## Floor Plan



Mezzanine



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## **3946 INDIAN RIPPLE RD | FOR BEAVERCREEK, OH 45440 | LEASE**

### 2024 DEMOGRAPHICS

### 1 MILE

### 3 MILE

### 5 MILE

### POPULATION

5,984

45,187

157,058

### HOUSEHOLDS

2,305

18,667

68,013

### HH INCOME

\$106,384

\$85,615

\$77,339





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