

1313 W DOROTHY LANE
KETTERING, OH 45409

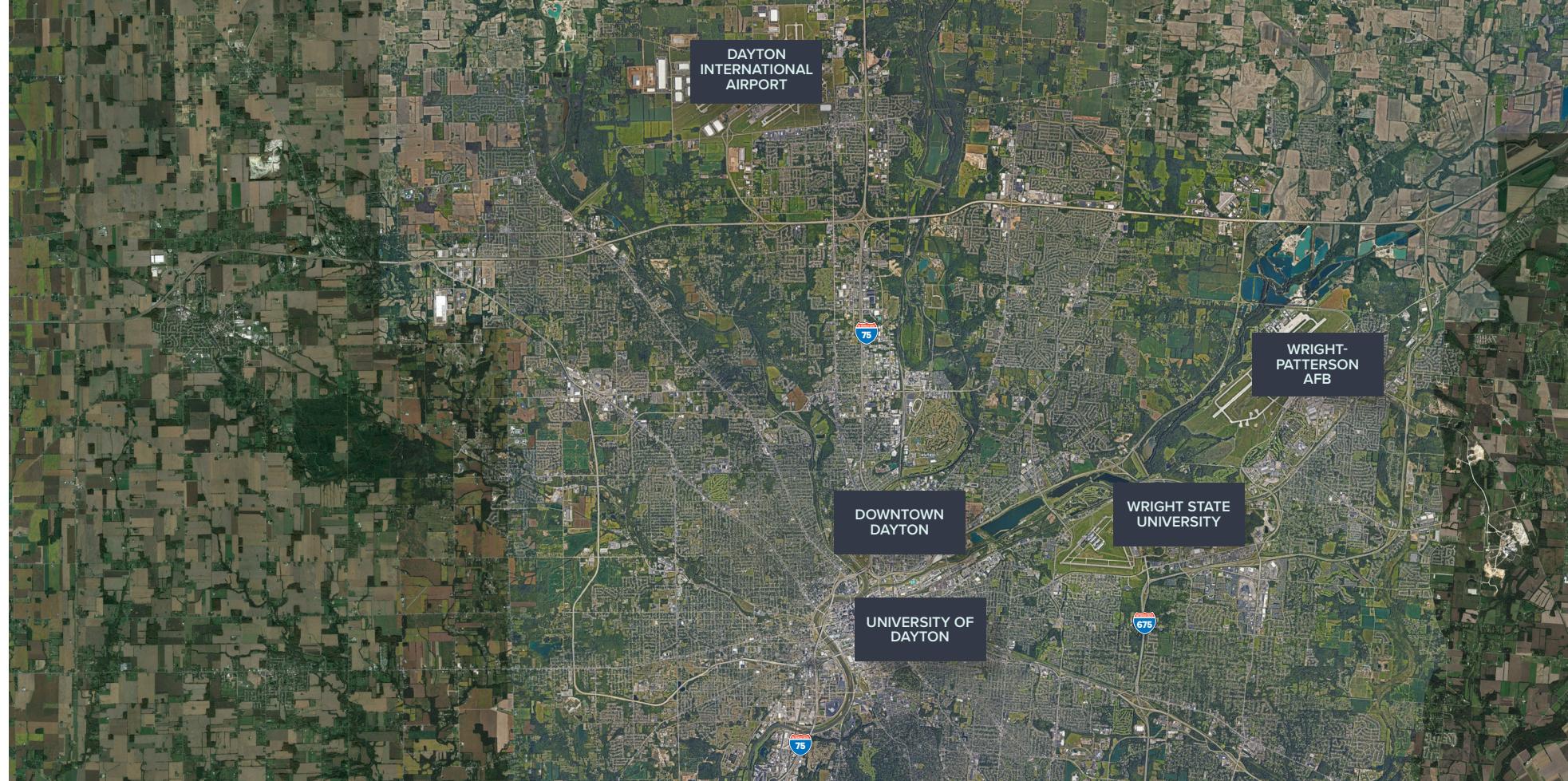


BUILDING FEATURES

6,600 SF BUILDING IN KETTERING AVAILABLE FOR SALE

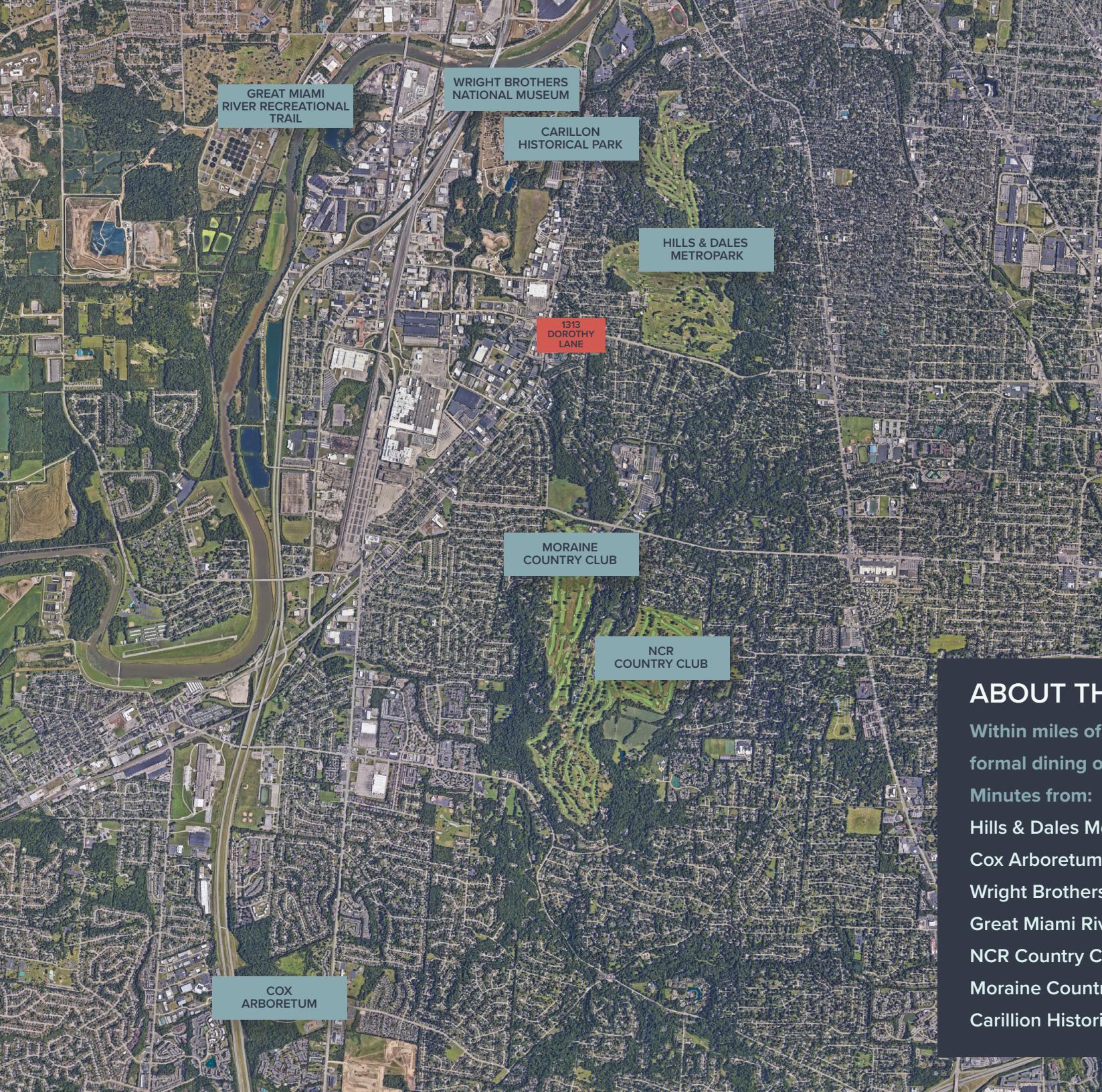
- Building signage/ naming rights available
- Ample Parking: 3.03/ 1,000 SF Ratio
- Wholly reusable 2nd generation space
 - Existing furniture negotiable
- Immediate occupancy
- Easy access to I-75, N Springboro Pike & Far Hills Avenue
- High speed data
- Located in Dayton's bustling South submarket
- Efficient layout for traditional users
- Abundance of natural light
- Two (2) stories
 - 3,150 SF floor plates





MILES AWAY FROM:

- Downtown Dayton (10 mins)
- Wright Patterson Air Force Base (20 mins)
- Dayton International Airport (20 mins)
- The Greene (11 mins)
- Austin Landing (1 mins)
- University of Dayton (6 mins)
- Wright State University (21 mins)
- Interstate 75 (2 mins)
- Kettering Health Main Campus (4 mins)



ABOUT THE AREA:

Within miles of dozens of casual and formal dining options

Minutes from:

Hills & Dales MetroPark

Cox Arboretum

Wright Brothers National Museum

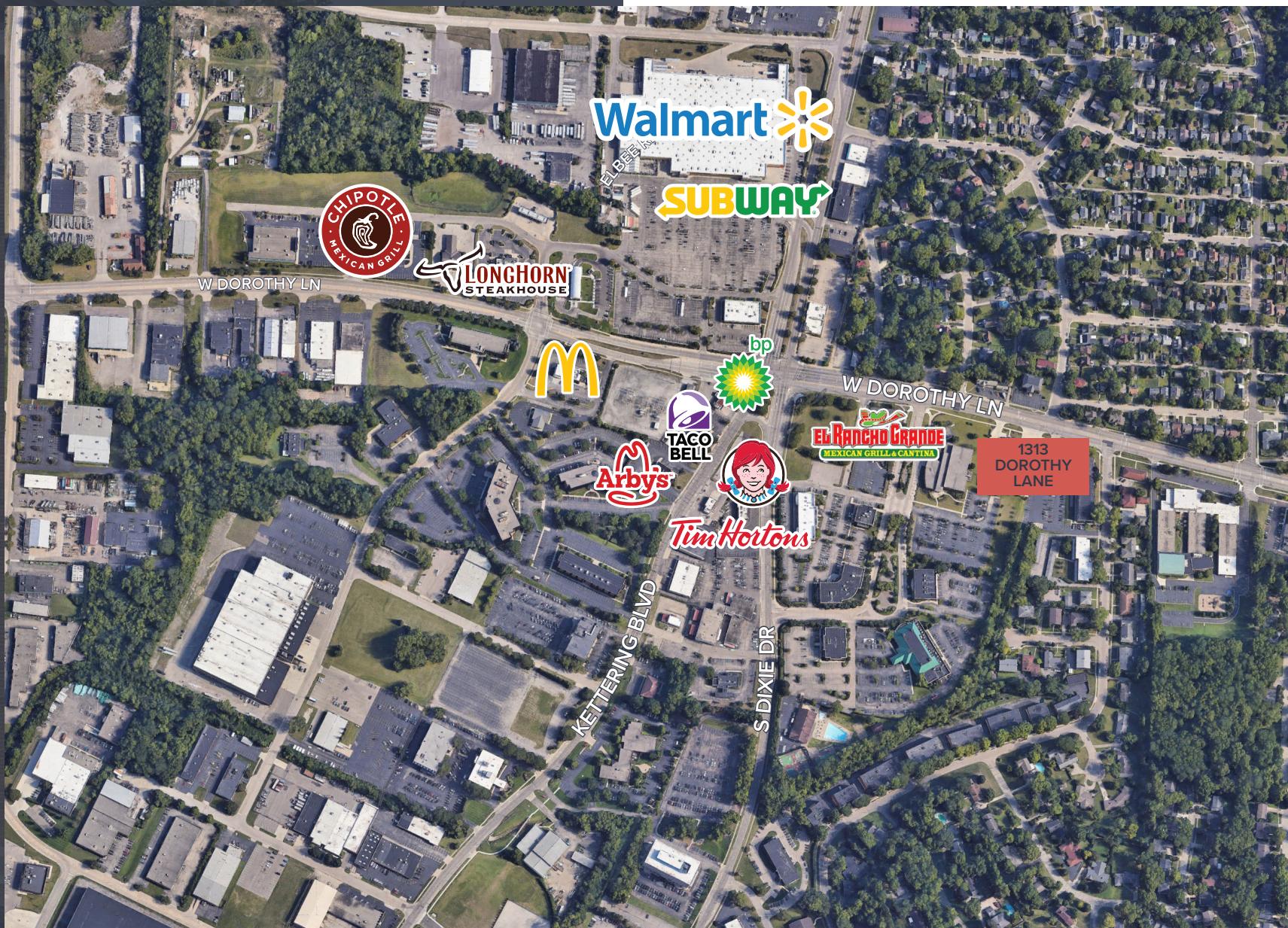
Great Miami River Recreational Trail

NCR Country Club

Moraine Country Club

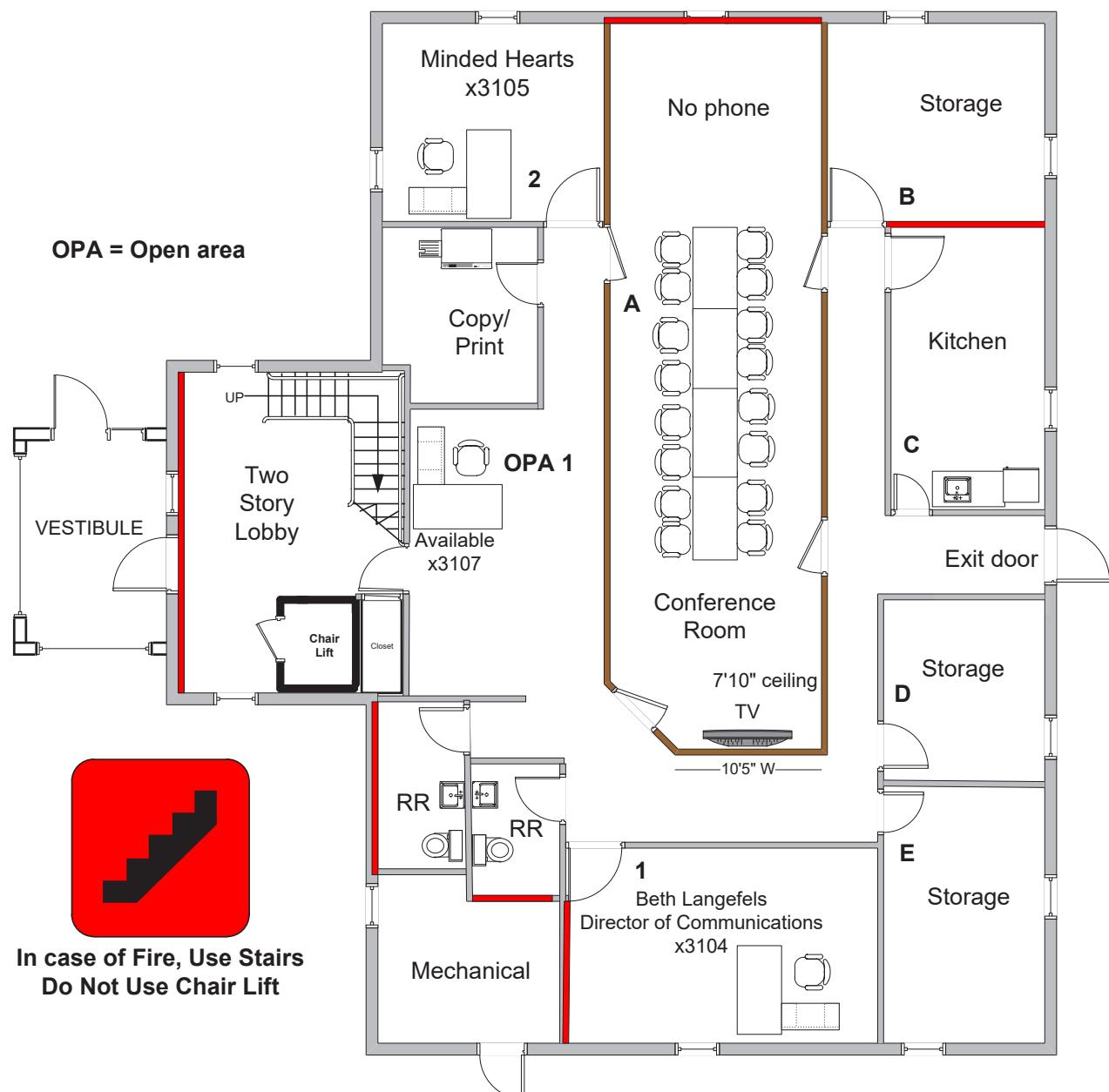
Carillion Historical Park

NEARBY AMENITIES



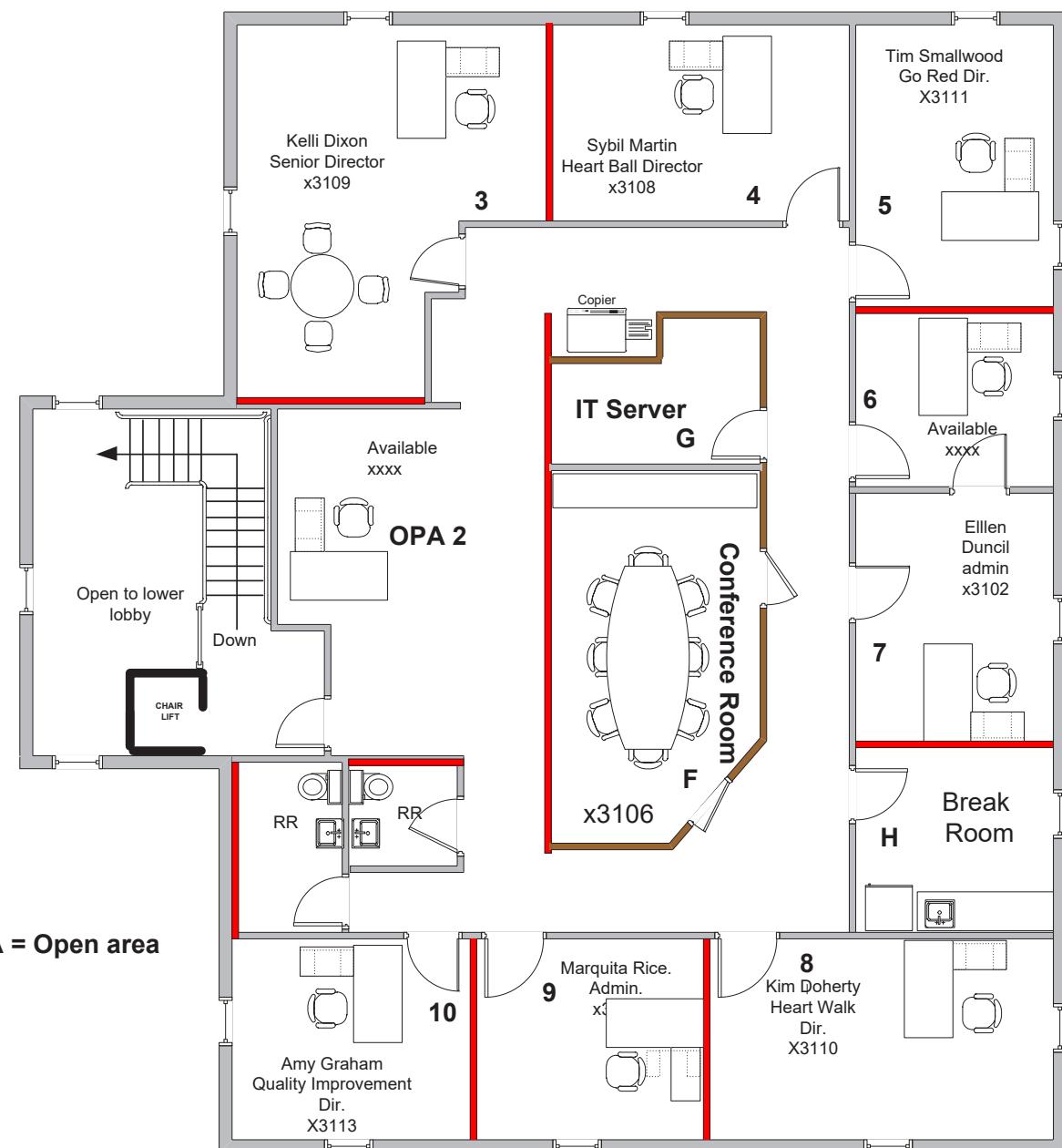
FIRST FLOOR

6,229 SF



SECOND FLOOR

6,229 SF



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