



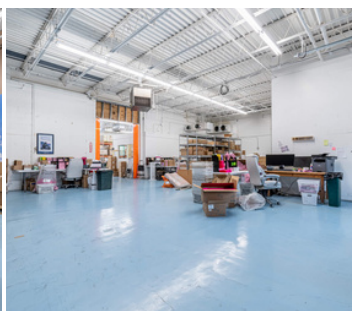
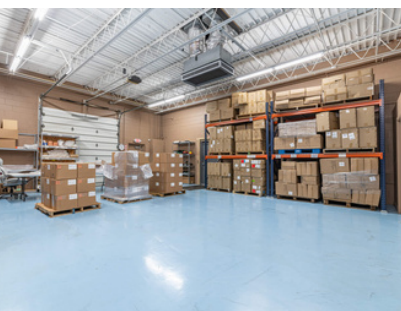
FOR LEASE

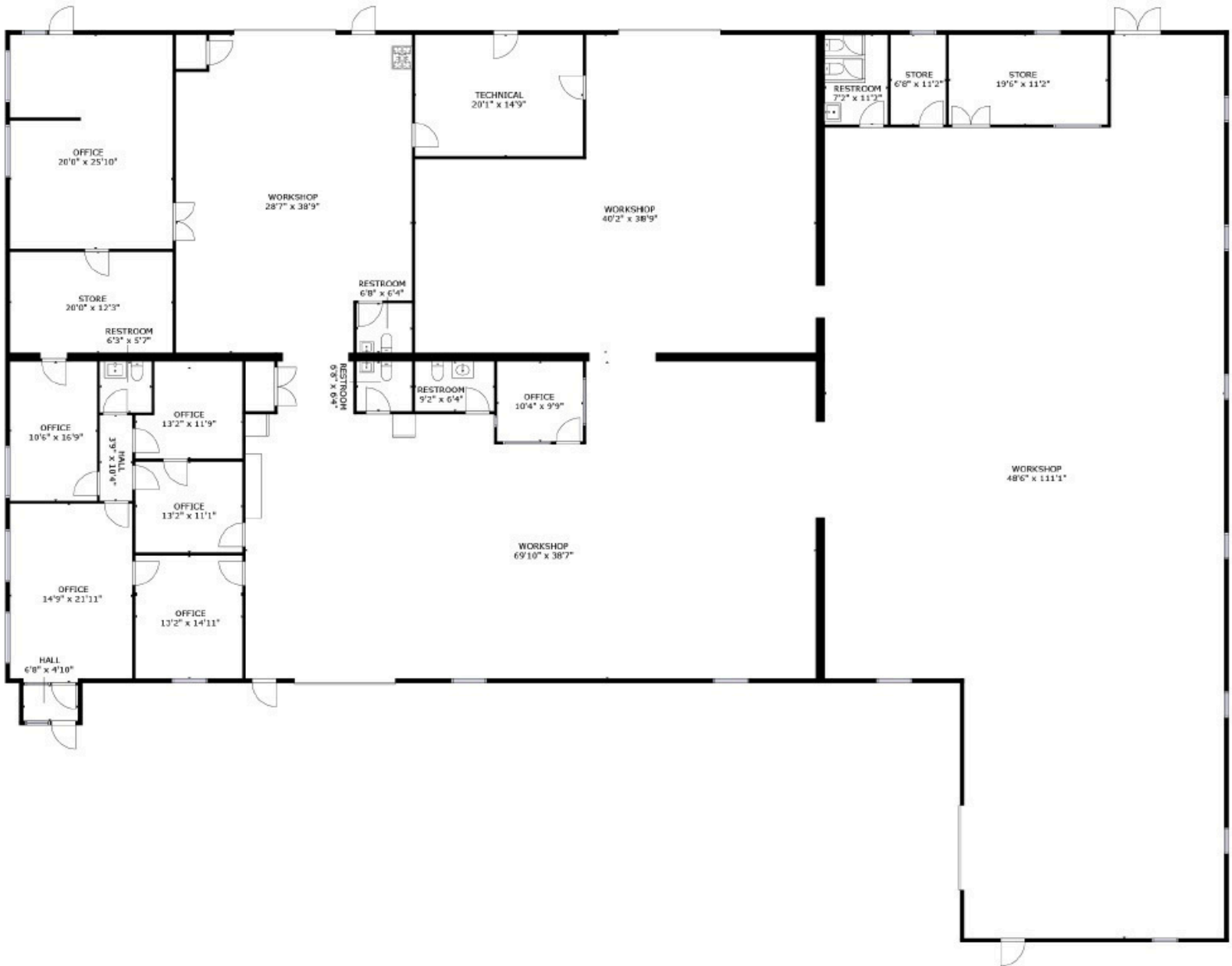
**97-99 COMPARK ROAD
CENTERVILLE, OH 45459**

Property Highlights

- EXCEPTIONALLY WELL-MAINTAINED SINGLE-STORY MASONRY BUILDING
- IN HIGHLY DESIRABLE CENTRALLY LOCATED CENTERVILLE, OH
- APPROX 12,500+/- SF OF AIR-CONDITIONED & HEATED WAREHOUSE/MANUFACTURING SPACE
- PLUS APPROX. 1,538+/- SF PROFESSIONAL OFFICE SPACE
- LIGHT INDUSTRIAL, INDUSTRIAL, FLEX, ASSEMBLY, WAREHOUSING, AND R & D SPACE
- 12' 7" UNDER BEAM HIGH-BAY SPACE WITH EPOXY-COATED FLOOR
- THREE (3) AT-GRADE DRIVE UP DOORS (11' WIDE X 9' HIGH)
- ONE (1) LOADING DOCK W/ DOCK LEVELER
- HEAVY 3-PHASE POWER, UPDATED LIGHTING THROUGHOUT, FIVE (5) RESTROOMS
- PUBLIC WATER/SEWER, NATURAL GAS, ELECTRIC, AND HIGH-SPEED INTERNET AVAILABLE

Lease Rate: \$10.00 SF/YR NNN







**97-99 COMPARK ROAD | FOR
CENTERVILLE, OH 45459 | LEASE**

2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	28,772	140,547	414,214
HOUSEHOLDS	12,821	60,252	169,721
HH INCOME	\$97,192	\$102,928	\$90,364

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