

Heavy Manufacturing Facility

1.1M SF-Expandable to 2.5M SF

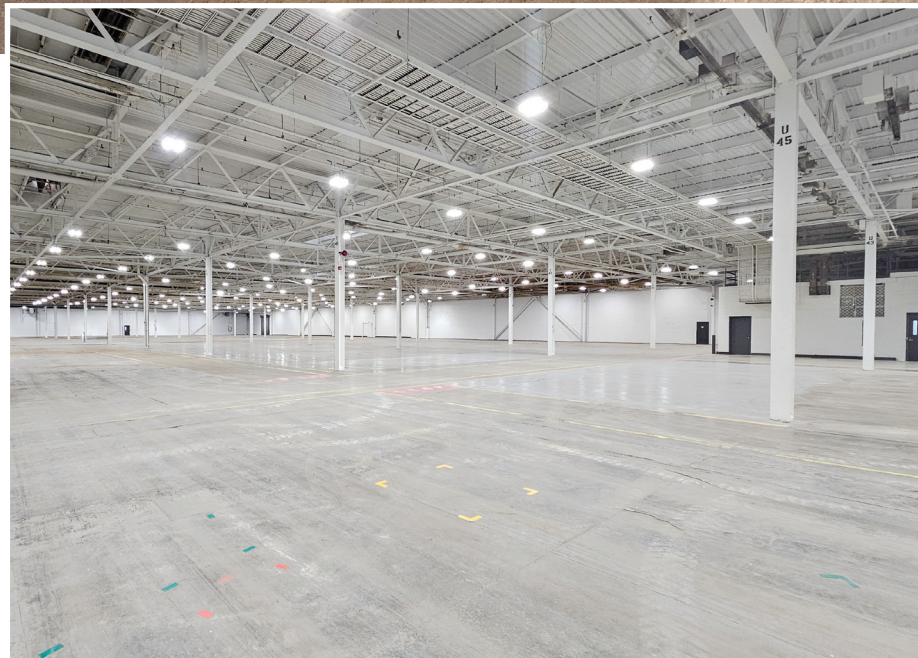


Site features

Heavy Utilities | 40 MW Power in place

2555 Woodman Dr., Kettering, OH

- Size: 1,113,748 SF | 145 Acres
- Pad available for 1.4M SF expansion
- Water & Sewer: 2,000,000 MG/D+
- Power: Up to 40MW Heavy 3 Phase
- Great location to highway access with close proximity to SR 35, I-75 and I-675
- Significant renovation underway

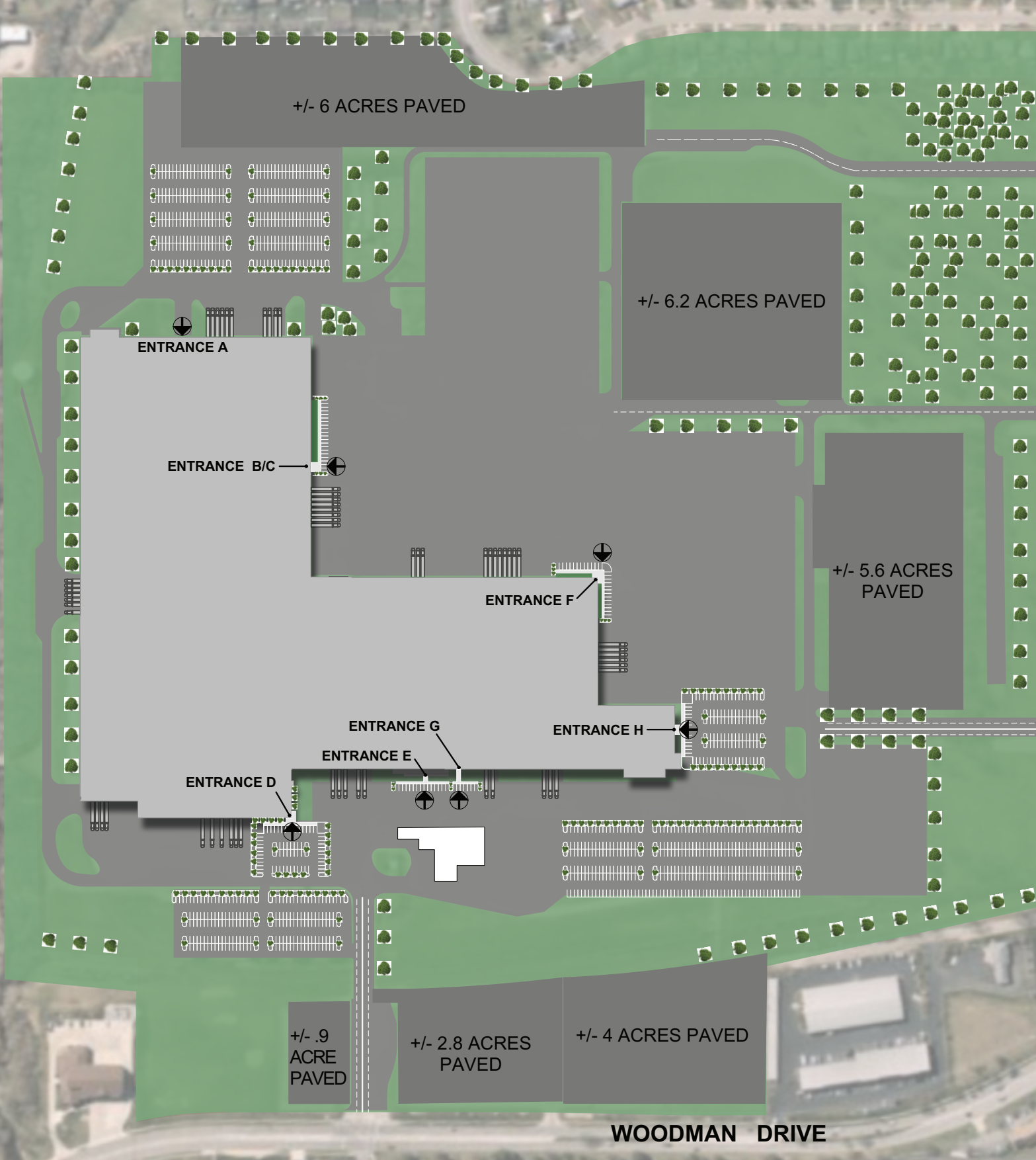


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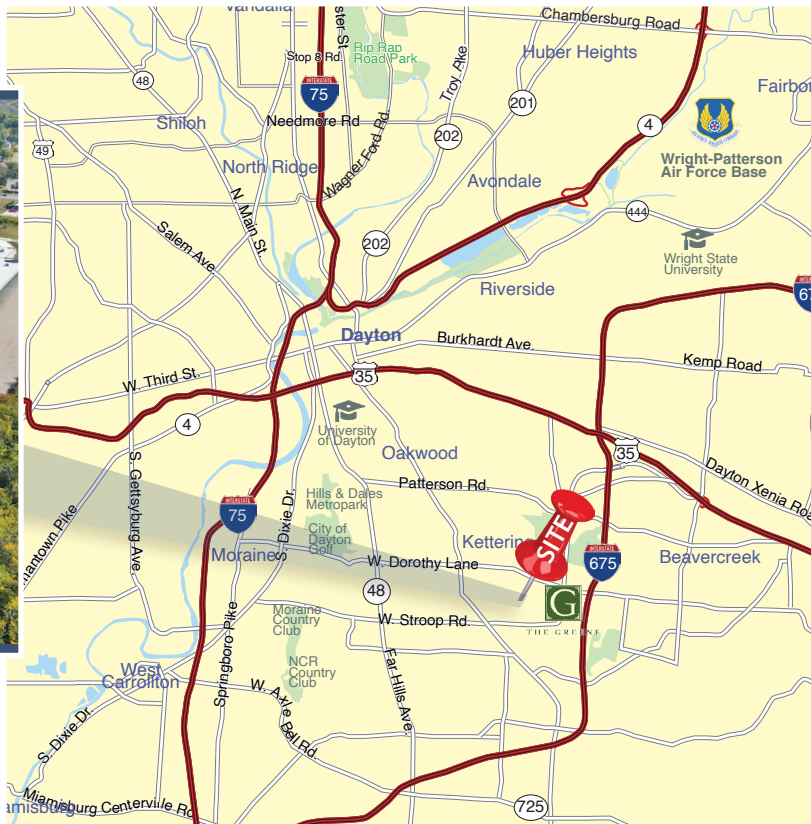
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2555 Woodman Dr., Kettering, OH

Strategic Location

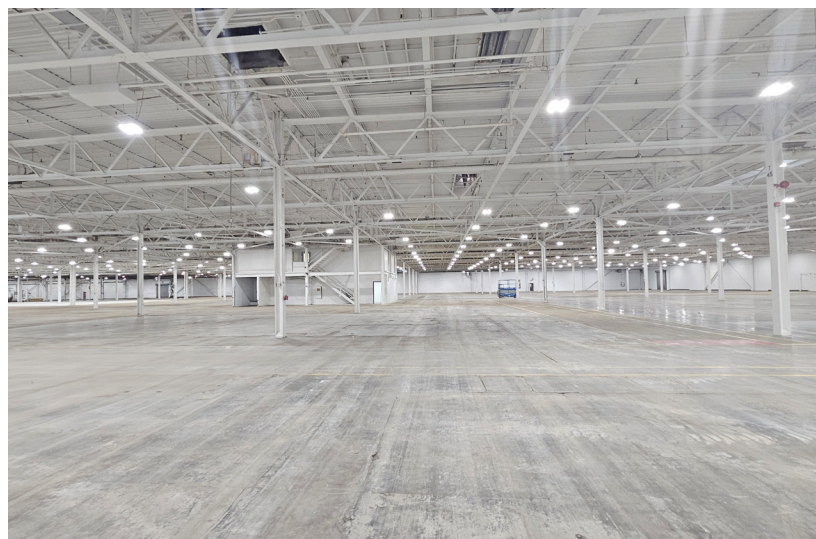


Property Data

Heavy Manufacturing Facility

2555 Woodman Dr., Kettering, OH

Location	Kettering, Montgomery County, OH	Trailer Parking	1000+
Total Building Size	1,113,748	Auto Parking	2500+
Available Space	1,113,748	Sprinkler	Wet System
Office Size	26,000	Heating	Gas Fired Air Rotation
Minimum Divisible	50,000	Lighting	LED
Land	145 acres	Electric Capacity	40MW existing Substation on site with Dual Transmission Feeds
Zoning	Industrial (BP)	Electric Distribution	Existing 480V bus bar distribution throughout
Highway Access	1.5 Miles to I-675 and US35	Electric Provider	AES Ohio
Year Built	1950/2012	Gas Capacity	16" high pressure main, can serve at least 175mscfh at 20psig
Column Spacing	48x50	Gas Provider	Centerpoint
Roof	TPO	Water Capacity	20" dedicated line, + 12" line, can serve 2MG/D +
Clear Height	15' - 55'	Water Provider	Montgomery County
Docks	23 Existing, Expandable	Internet Service	Fiber Service from Spectrum and AT&T
Drive-In Doors	19 Existing, Expandable		



Heavy Manufacturing Facility

2555 Woodman Dr., Kettering, OH

Greene County, Ohio- 45-minute
Drive Time Labor Shed

NAICS	Description	2023 Jobs	2027 Jobs	2023 - 2027 % Change	% of Total
31	Manufacturing	116,587	117,014	0.4%	14.9%
62	Health Care and Social Assistance	106,419	108,843	2.3%	13.9%
90	Government	99,146	98,224	(0.9%)	12.5%
44	Retail Trade	80,340	78,702	(2.0%)	10.0%
72	Accommodation and Food Services	66,126	67,815	2.6%	8.7%
56	Administrative and Support Services	43,376	43,533	0.4%	5.6%
54	Professional, Scientific, and Technical Services	40,012	41,586	3.9%	5.3%
42	Wholesale Trade	39,375	39,376	0.0%	5.0%
48	Transportation and Warehousing	38,171	38,927	2.0%	5.0%
23	Construction	30,885	31,353	1.5%	4.0%
81	Other Services (except Public Administration)	27,141	27,711	2.1%	3.5%
52	Finance and Insurance	24,345	24,349	0.0%	3.1%
61	Educational Services	19,919	21,010	5.5%	2.7%
55	Management of Companies and Enterprises	18,069	18,302	1.3%	2.3%
71	Arts, Entertainment, and Recreation	12,118	13,208	9.0%	1.7%
51	Information	9,082	8,522	(6.2%)	1.1%
53	Real Estate and Rental and Leasing	8,360	8,387	0.3%	1.1%
11	Agriculture, Forestry, Fishing and Hunting	2,085	2,273	9.0%	0.3%
22	Utilities	1,502	1,542	2.7%	0.2%
21	Mining, Quarrying, and Oil and Gas Extraction	319	319	0.0%	0.0%
99	Unclassified Industry	196	246	25.9%	0.0%
		783,574	791,242		

Geography
45-min drive-time

Population
2,823,459

Labor Shed
808,963

Source: Lightcast 2023.2 Dataset

