

Telemecanique Sensor Competency Center

Class A Office + Lab/Flex Facility

32,235 SF | 11% CAP RATE | 100% LEASED

INVESTMENT OFFERING



Offering Price: \$3,490,000

Miami Valley Research Park

1875 Founders Drive, Dayton, OH 45420

Statement of Confidentiality and Disclaimer

This Offering Memorandum (the "Memorandum") has been prepared by Crest Commercial Realty on behalf of the property owner for information purposes only and does not purport to contain all of the information necessary to reach a purchase decision. The information contained herein has been procured from sources considered to be reliable. While we believe the information is accurate, neither Crest Commercial Realty, nor the Owner, nor any of their respective employees or agents, makes any warranty or representation, expressed or implied, as to the accuracy, completeness or adequacy of this information.

This Memorandum is subject to errors, omissions, prior sale, withdrawal, change and/or modification without notice. Nothing contained herein should be relied upon as a promise, recommendation, or representation as to the past or future performance of this property. Each prospective purchaser is to rely upon their own investigations, projections and conclusions as to the advisability of the transaction described herein. Prior to making any offers hereunder, a prospective purchaser should retain the services of a qualified attorney for real estate, tax and other legal advice relative hereto.

This Memorandum is the property of Crest Commercial Realty and may be used only by the parties to whom Crest Commercial Realty delivered the Memorandum or to whom Crest Commercial Realty has approved such delivery. By accepting a copy of this Memorandum, the recipient agrees that neither he/she nor any of his/her employees or agents shall use the information for any purpose other than evaluating the specific transaction described herein, or divulge such information to any other party, or shall return the Memorandum to Crest Commercial Realty immediately upon request. This Memorandum, in whole or in part, may not be photocopied, reproduced, or distributed to others without the prior written consent of Crest Commercial Realty, or Owner, or any of Owner's Affiliates. Crest Commercial Realty, or Owner, of any of the Affiliates expressly reserve the right, at their sole discretion, to reject any or all proposals or expressions of interest in the subject property and to terminate discussions with any party at any time with or without notice.

Brokers, finders and/or any other party shall not be entitled to any commission or other payment whatsoever in connection with the sale of the property described in this Memorandum without a specific written agreement to which Crest Commercial Realty is a party.

THE OFFERING

Crest Commercial Realty is excited to present the fee simple interest for sale of the Telemecanique Sensor Competency Center, located at 1875 Founders Drive in Dayton, Ohio. This Class A Office + Lab/Flex Building is ideally positioned within the Miami Valley Research Park, a distinctive and innovative business campus on 1,250 acres in the southern suburbs of Dayton, specifically in Kettering and Beavercreek.

The Telemecanique Sensor Competency Center is a distinctive, single-tenant building encompassing 32,235 square feet. This office and flex facility supports Telemecanique Sensors, a division of the Yageo Group, which is globally recognized for its electronic component manufacturing. The renovated space features upscale office and corporate conference rooms at the front, while the rear provides ample flexible space suitable for production, laboratories, or research and development.

The property is classified as Light Industrial and features four overhead doors along with 80 parking spaces. Spanning 6.529 acres, the site is surrounded by ample green space, providing potential for future expansion. The property has been meticulously maintained and is equipped with interior HVAC systems for easy maintenance. This property represents an exceptional opportunity for an owner user seeking near-term occupancy with immediate in-place income. The property is offered for \$3,490,000.

Key Features

- Corporate Headquarters: A welcoming lobby, complemented by a premium boardroom and conference facilities, establish a strong corporate presence.
- Flexible Industrial Space: The building provides a versatile setting ideal for various research and development and laboratory uses.
- Large Lot: The extensive green space around the facility offers possibilities for future development and expansion.
- Prime Location: The building is well-positioned just minutes away from Wright Patterson Air Force Base and major highways such as I-75 and I-675.

High-End Amenities

- Updated Reception Area: A warm and inviting entrance for all guests.
- Impressive Conference Room: Features glass walls that enhance the modern aesthetic.
- Light-Filled Work Space: Generous windows throughout allow for abundant natural light and stunning views.
- Spacious Employee Area: Includes an on-site gym, a large training/break room, and park-like outdoor seating to promote staff well-being.



PROPERTY HIGHLIGHTS

- ✓ **Miami Valley Research Park: A Unique Business Destination**
1875 Founders Drive is located in the heart of Miami Valley Research Park - a 1,250 acre development that offers a blend of natural beauty, strategic accessibility, and business-ready infrastructure.
- ✓ **Prime Location in an Affluent South Dayton Submarket**
Conveniently situated close to Wright Patterson Air Force Base, The Greene, Wright State University, and downtown Dayton, this location offers the perfect blend of urban conveniences and the peacefulness of a tranquil green space.
- ✓ **Upcoming Market-Rate Apartment Community adds Additional Amenities**
The property is located close to the future site of a 260-unit apartment complex, which will enhance the amenities of the planned lifestyle hub. This development will provide residents with the opportunity to live, work, and engage in leisure activities all within one remarkable location.
- ✓ **Class A Building is 32,235 SF with Office + R&D/Lab/Flexible Space**
The single-tenant building offers premium corporate office spaces and boardroom facilities, complemented by generous and adaptable square footage suitable for laboratories or research and development activities. Additional features include four overhead doors situated at the rear of the building.
- ✓ **Excellent Value for Investor or Owner Occupant**
Ideal for (1) Investors seeking a high in-place yield with a defined near-term lease rollover, or (2) Owner-users who appreciate interim income before potential occupancy. Priced at a fraction of the replacement cost to build a new building with a similar footprint.
- ✓ **Large Parcel Offers 6.529 AC - Opportunity for Expansion**
Abundant greenery and ample parking surround the building. The available acreage offers the potential to expand the existing structure's footprint, ensuring long-term control over the site and its vicinity.
- ✓ **Well-Positioned with Easy Access to I-75 and I-675**
The site is located only a few minutes away from interstate access, ensuring easy connectivity.

EXECUTIVE SUMMARY

Telemecanique Sensor Competency Center

Offering Price	\$3,490,000
Building Size in SF	32,235
Price Per SF	\$108.26
Occupancy	100%
Operating Income	
In Place Revenue	\$386,820
Budgeted Expenses	\$3,732
Net Operating Income	\$383,088
CAP RATE	11%



32,235 SF



11% CAP RATE



100% LEASED

PROPERTY PROFILE

Telemecanique Sensor Competency Center

Address	1875 Founders Drive
County	Montgomery
Parcel	N64-03502-0074
Gross Leasable SF	32,235
Acreage	6.529 acres
Occupancy	100%
Year Built	1996
Roof System	Ballasted Single Ply
HVAC System	Gas fired HVAC
Electric	120/208V, 3-Phase 1600 amp
Dock / Drive-in	4 Drive-in/10'w x 14'h
Parking	80 Spaces; Ratio of 2.43/1,000 SF



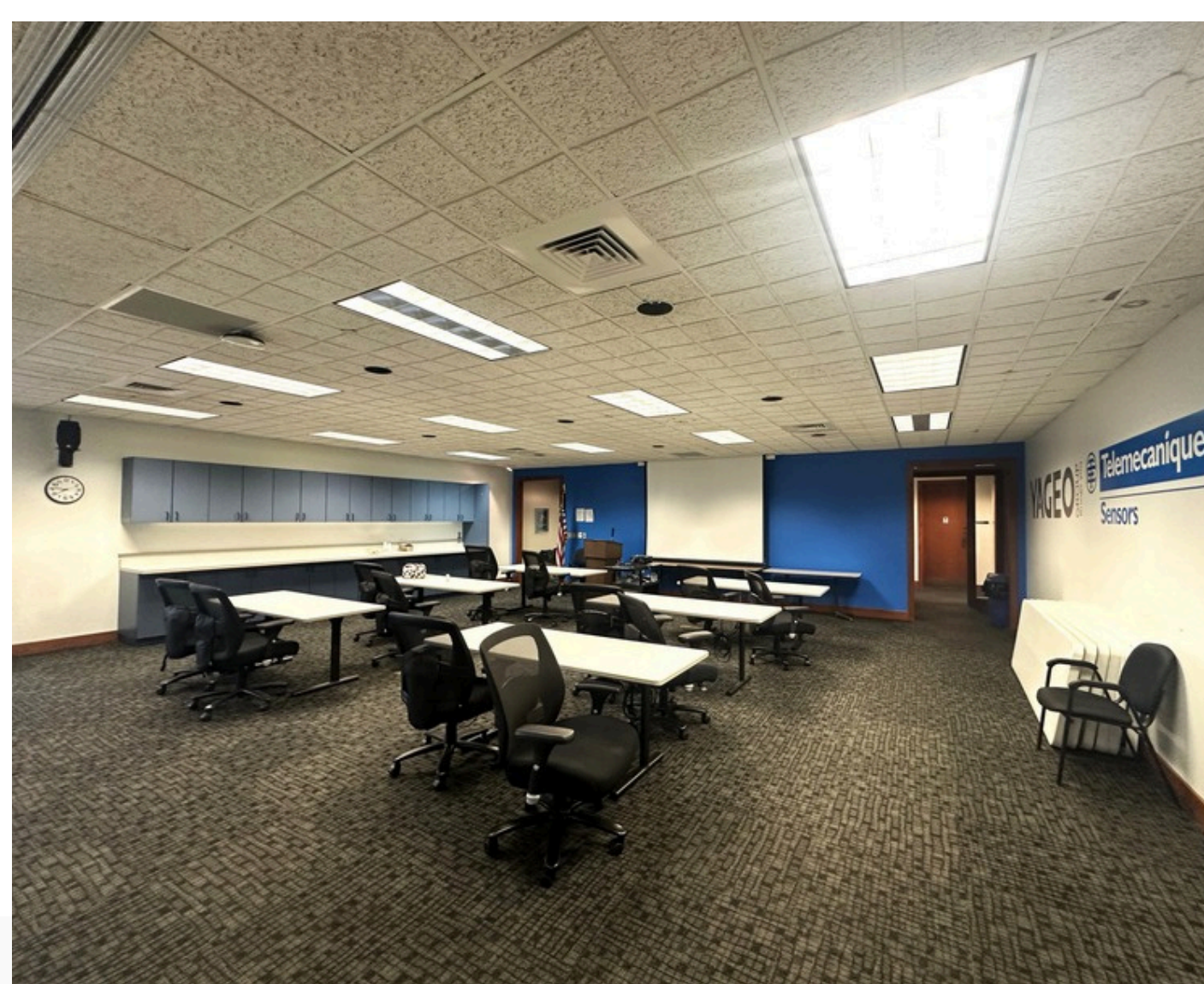
EXTERIOR



INTERIOR



INTERIOR



INTERIOR



RENT ROLL

Telemecanique Sensor Competency Center

TENANT	SF	LEASE START	LEASE EXP	LEASE RATE	ANNUAL RENT	RENT INCREASES	RENEWAL OPTIONS
TES ELECTRIC US, LLC (a subsidiary of YAGEO)	32,235	6/01/1997	10/31/2028	\$12.00	\$386,820	none	none



TENANT SUMMARY



YAGEO Group (Chinese: 國巨公司), headquartered in Taipei, Taiwan, is a global leader in electronic components, delivering reliable, innovative solutions for diverse industries.

Founded in 1977 by Pierre Chen, YAGEO provides customers worldwide with a one-stop shopping service, offering a complete range of electronic components, including resistors, capacitors, inductors, transformers, relays, antennas, wireless components, and circuit protection devices providing industry-leading electronic components that drive advancements in AI, automotive, aerospace, telecommunications, and industrial sectors. Yageo also provides OEM and ODM customized design and manufacturing services for these components, supporting diverse applications across various industries.

YAGEO recently acquired Schneider Electric's Telemecanique Sensors business.

In January 2020, YAGEO was the third largest passive component manufacturer in the world.



YAGEO Ferroxcube YAGEO XSEMI YAGEO Nexensos



Market Cap	506.82B
Enterprise Value	559.60B
Trailing P/E	21.43
Forward P/E	16.05
PEG Ratio (5yr expected)	1.13
Price/Sales	3.81
Price/Book	2.96
Enterprise Value/Revenue	4.21
Enterprise Value/EBITDA	12.77

Net Operating Income

Total Revenue	\$386,820
Expenses	\$3,732
Total Operating Income	\$383,088

Telemecanique Sensor Competency Center

Budget 2026 Expenses

Payroll	\$1,560
Building Insurance	\$1,572
Roof Repairs	\$600
Total Expenses	\$3,732



Telemecanique Sensor Competency Center

Operating Statements

1875 Founders Drive	2025	2024	2023
Rental Income	\$386,820	\$407,923	\$396,520
Total Revenue	\$386,820	\$407,923	\$396,520

Building Insurance	\$1,188	\$1,172	\$1,824
Building Maintenance	\$1,010	\$683	\$28,578
Roof Maintenance	\$6,402	\$1,441	\$1,868
Property Taxes	(\$300)	\$300	\$0
Total Expenses	\$8,300	\$4,166	\$32,270

Net Income	\$378,520	\$403,757	\$364,250
------------	-----------	-----------	-----------



LOCATION HIGHLIGHTS



MIAMI VALLEY RESEARCH PARK

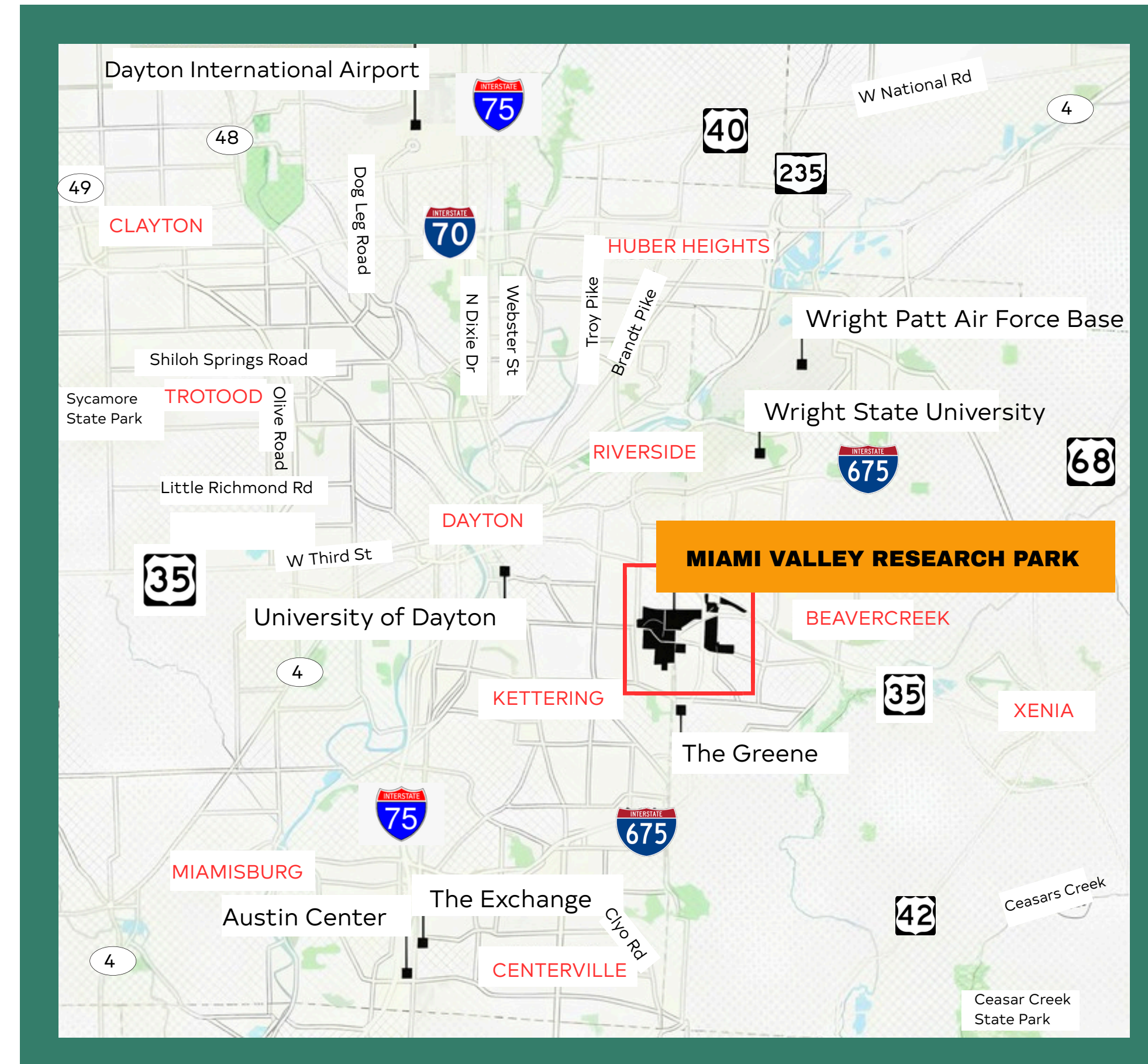
MIAMI VALLEY RESEARCH PARK

Miami Valley Research Park covers more than 1,250 acres within the vibrant suburban areas of Kettering and Beavercreek, Ohio. This park offers a serene natural campus environment paired with the essential infrastructure and amenities required for high-performance business activities. Its vast layout provides flexible building options, accommodating a wide range of needs—from corporate headquarters and research & development labs to advanced manufacturing facilities and tech startups.

Over the last forty years, the Park has emerged as a hub for innovative businesses in various sectors, including aerospace, defense, healthcare, IT, and advanced materials. Companies at MVRP are at the forefront of shaping the future, engaging in everything from original research and prototype development to the commercialization of groundbreaking technologies. Tenants enjoy not only the Park's prime location—mere minutes from Wright-Patterson Air Force Base and major highways—but also its extensive network of academic and business resources.

Park Facts

- 1,250 Acres
- Located east of metropolitan Dayton, Ohio in suburban communities of Kettering and Beavercreek
- 450 Acres currently developed
- Capital investment in Park development of \$410 million
- First building completed in spring of 1985
- Twenty-two buildings completed totaling 2.2 million square feet
- 42 Organizations located at the Park
- 4,400 People employed at the Park



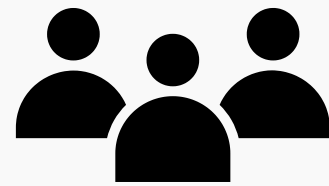
SITE PLAN



LOCATION OVERVIEW



DEMOGRAPHICS



Population

2025 Population
2030 Projection



Household Income

2024 Avg Household Income



Housing Value

Medium Home Value

2-mile

5-mile

10-mile

30,257
30,020

202,350
204,241

544,774
551,563

\$83,656

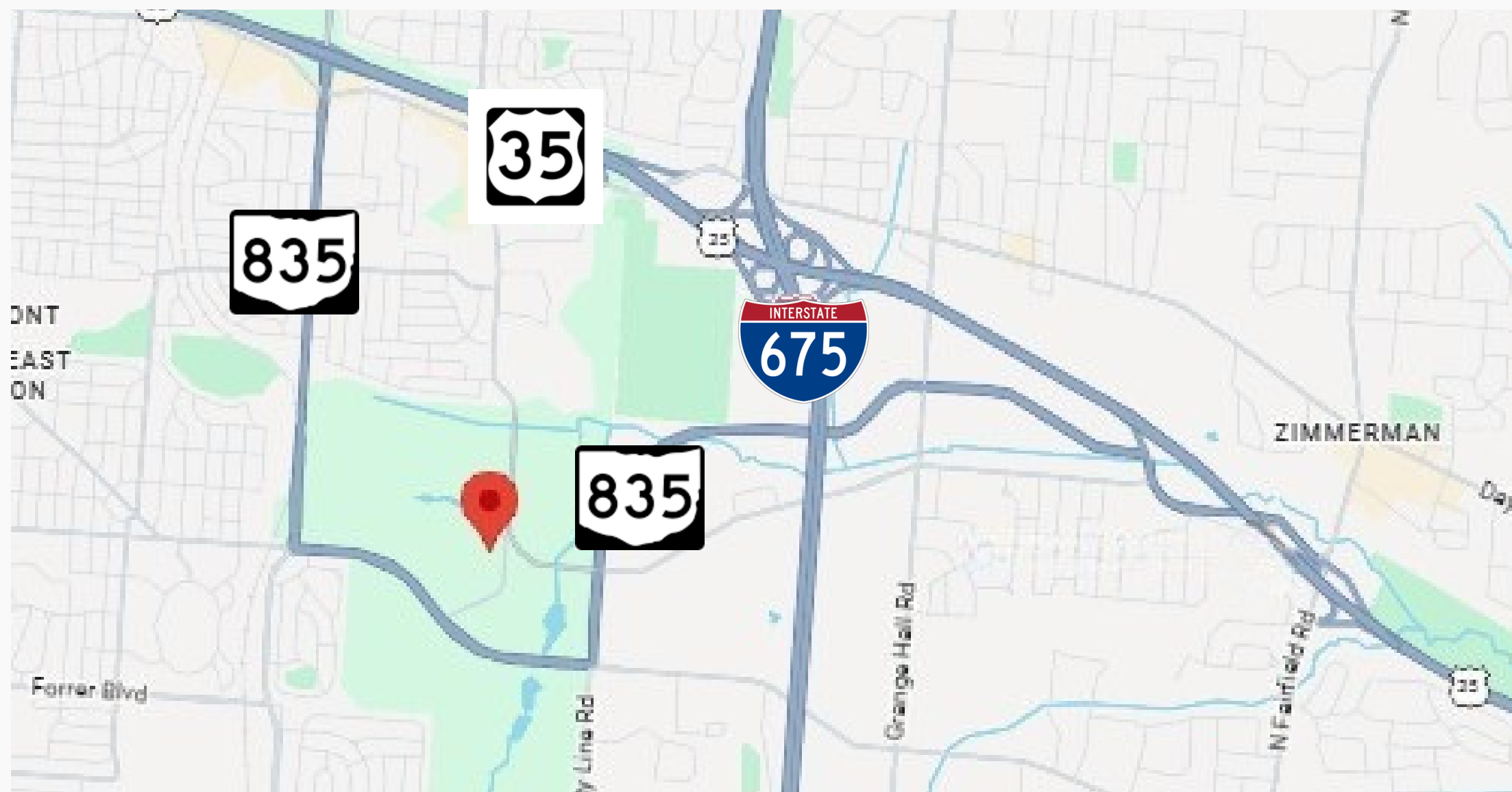
\$95,768

\$89,821

\$167,266

\$221,651

\$203,846



*Demographics provided by CoStar Group, www.costar.com,



Crest
Commercial Realty

Tony Taylor

President and Managing Partner
937-222-1600, ext 103
ast@crestrealtyohio.com | 937-776-0419





1875 Founders Dr

Kettering, OH 45420

Scale 1/16" = 1'0"

32,235 SF USEABLE

DATE 5-4-2026