

Contact:

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## AD TECH CENTER

The Adtech Center offers a value-add office/medical opportunity in the heart of the high-traffic N Fairfield corridor. This 27,764 SF multi-tenant property sits on 2.36 acres with approx. 100 surface parking spaces and flexible availability from 500–21,500 SF, including up to 13,500 SF contiguous. Positioned near Dayton-Xenia Road, I-675, Wright-Patterson AFB, and Fairfield Commons, the site benefits from strong medical, service, and professional office demand, high nearby household incomes, and ongoing corridor improvements. Ideal for investors, owner-users, medical practices, wellness operators, training users, or service-oriented tenants seeking visibility, access, and repositioning upside. Don't hesitate to set up your tour today!

**1340 N Fairfield Road  
Beavercreek, OH 45432**

**PURCHASE PRICE:**

**\$2,500,000.00**

**Land Size: 2.37 Acres  
Property Size: 27,764 Sq. Ft.  
Year Built: 1942, 1978, & 1999**

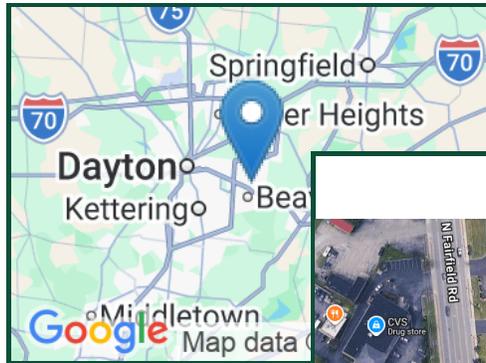
**FOR SALE**



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