



2000 Composite Drive

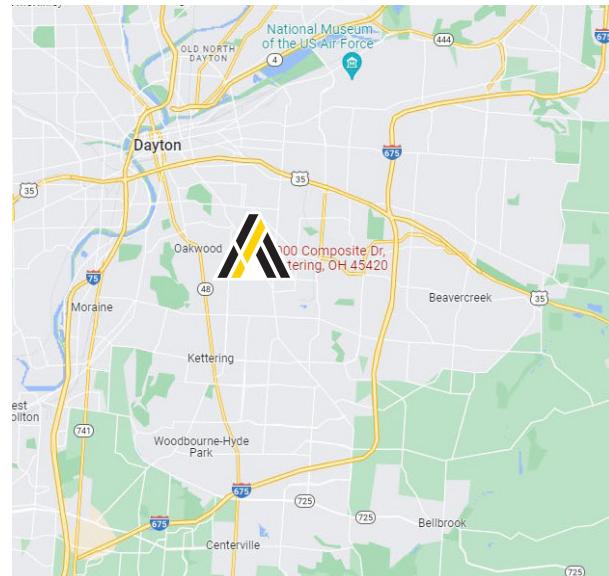
Dayton, Ohio 45420

LEASE RATE:

\$4.95 PSF NNN

Property Highlights

- 196,000± Total SF
- 30,000± SF Available divisible to 15,000± SF
- 1 Dock
- Ample parking available
- 15± Acres
- Bus lines nearby
- Space uses include office, warehouse, and manufacturing
- Dayton International Airport is located 16 miles northwest via I-75/I-70



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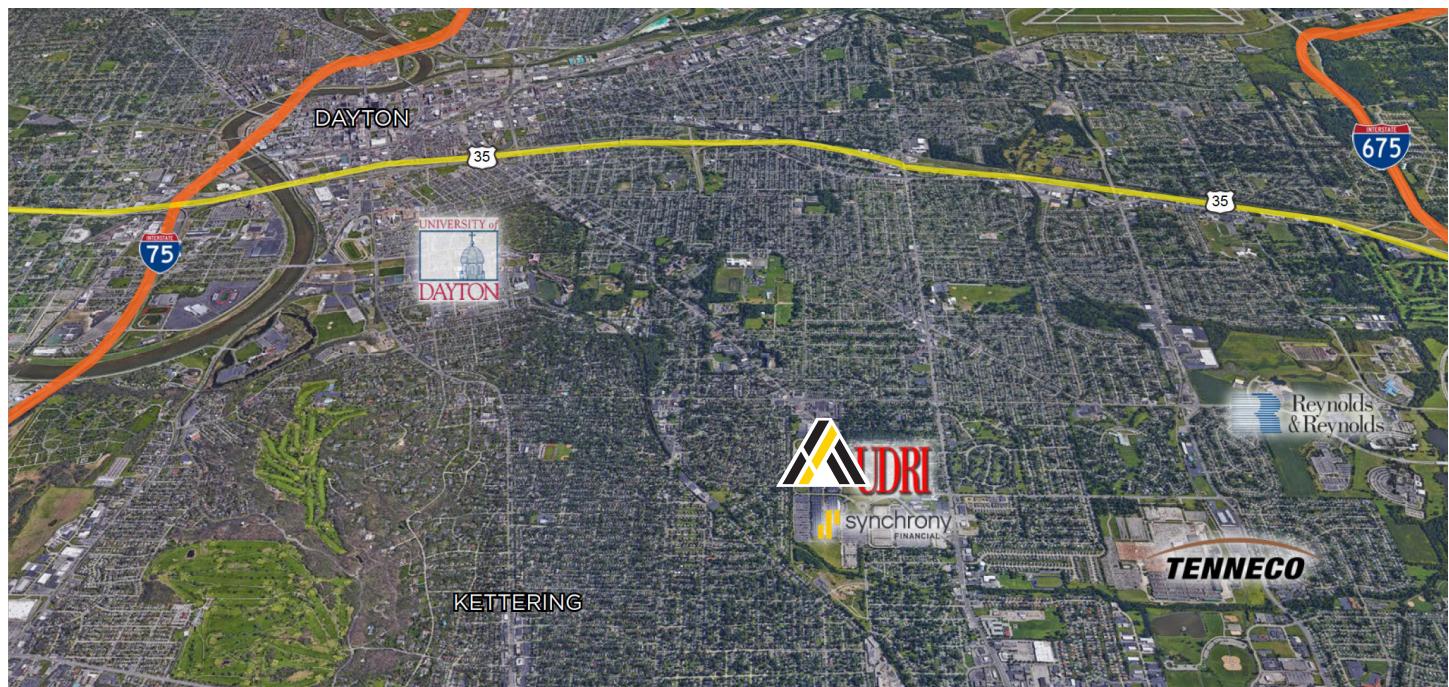
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Industrial Space

Building Specifications

Location:	Kettering Business Park, Kettering, Ohio
Building Size:	196,000± Total SF; 30,000± SF Available
Clear Height:	14' - 26'
Jurisdiction:	Montgomery County
Heating:	Separately metered for each tenant
Fire Suppression:	Fully sprinklered
Airport:	Dayton International Airport is located 16 miles northwest via I-75/I-70
Bay Size:	43' x 180'
Loading Doors:	Multiple
Construction:	Concrete construction
Power:	Heavy power
Transportation:	Bus lines nearby
Parking:	Ample parking available
Uses:	Office / Warehouse / Manufacturing
Lease Rate:	\$4.95 psf NNN

Aerial and Location Map

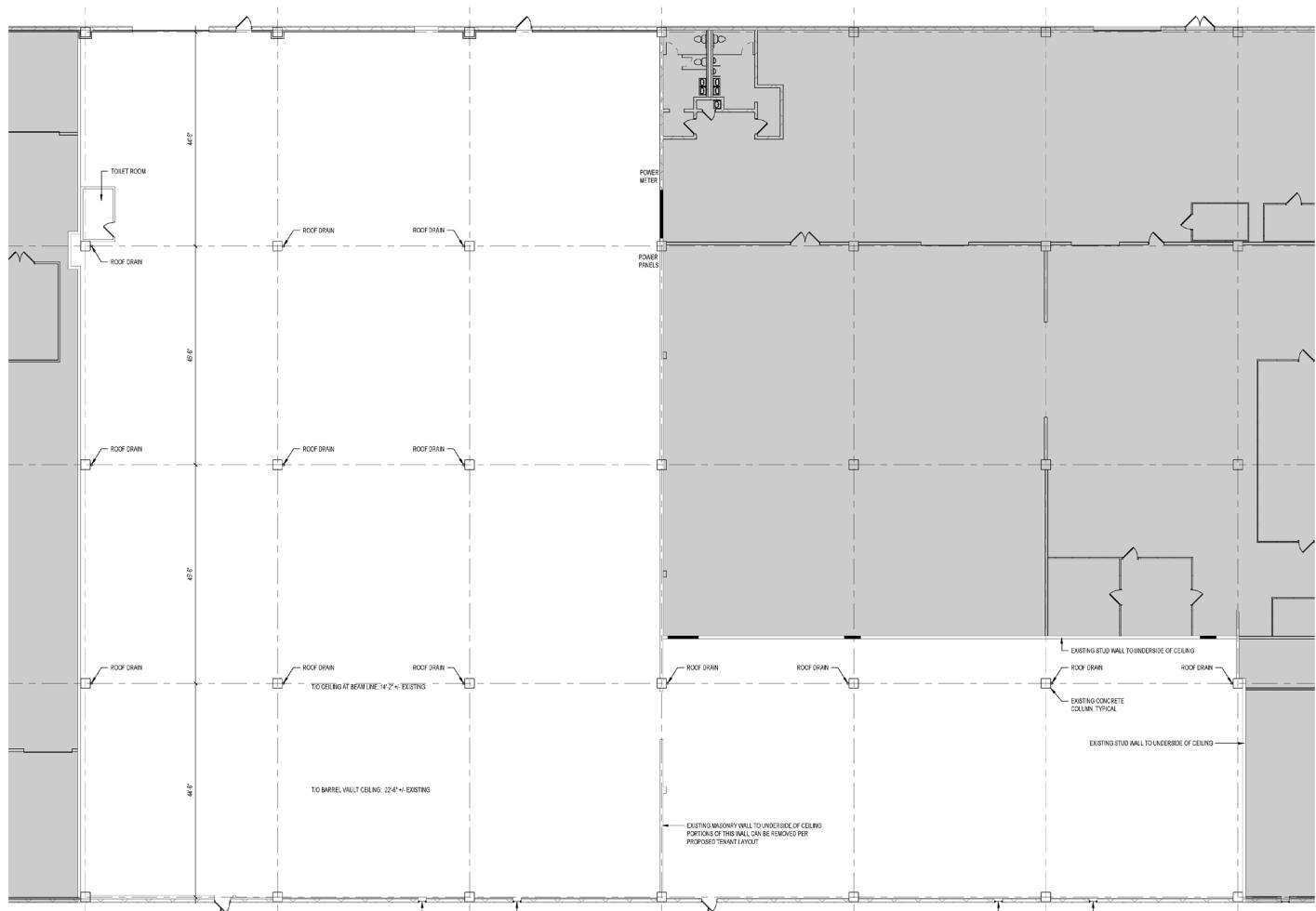
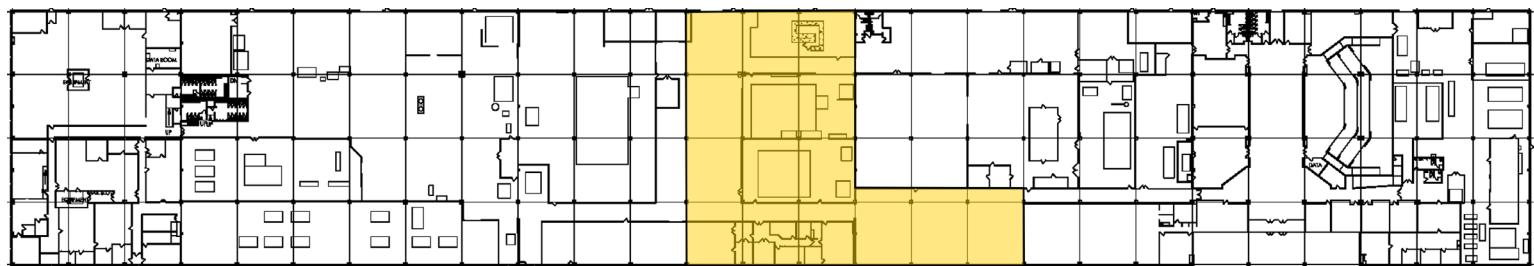


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Floor Plan



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