

# FOR SALE

1174 Grange Hall Rd. Beavercreek, OH 45430



**NAI**Bergman

Industrial | 19,690 SF

- Listing price: \$1,300,000
- 19,690 sq. ft., 4,500 sq. ft. office, 15,190 shop space
- 2.92 acres
- 12' - 16' ceiling height
- 480v, 3 phase electric
- 2 drive-in doors, 1 loading dock with leveler
- Paint booth
- Zoned I-1 Light industrial



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## OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	2.92 Acres
Building Size:	19,690
Zoning:	I-1 & B-2
Market:	Dayton
Municipality:	Beaver Creek
City Income Tax:	None

## PROPERTY OVERVIEW

Industrial building in desirable Beaver Creek, Ohio area. Great proximity to Wright Patterson AFB. Only 1.6 miles to OH 35 and then to I-675. 19,690 sq. ft. total, 4,500 sq. ft. office space and 15,190 sq. ft. shop space. 2.92 acres means there is ample room for expansion. 12' - 16' ceiling height, heavy electric, drive-in doors, loading dock with leveler, paint booth just some of the features of 1174 Grange Hall Rd.

## LOCATION OVERVIEW

1174 Grange Hall Rd. is located in Beaver Creek, Ohio, the largest city in Greene County and the second largest suburb of Dayton, Ohio. The proximity to Wright Patterson Air Force Base, Wright State University, University of Dayton Research Institute, GE Aviation EPISCenter, and many other research organizations puts Beaver Creek and 1174 Grange Hall Rd. at the center of Dayton's research and development activity. The city of Beaver Creek has a highly rated school system, numerous shopping areas and many options for sporting activities.

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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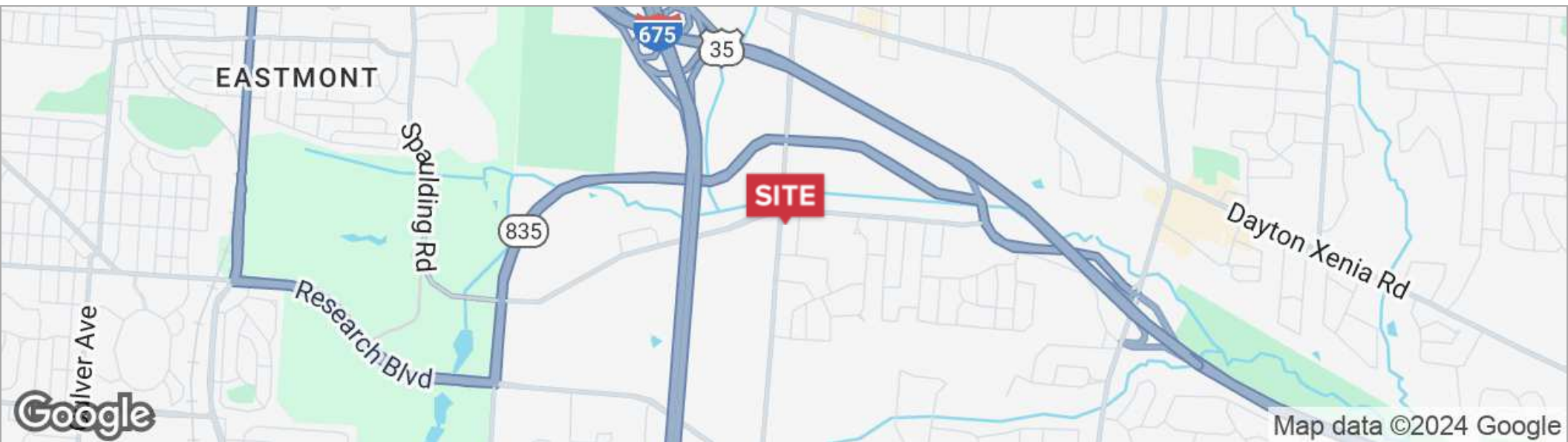
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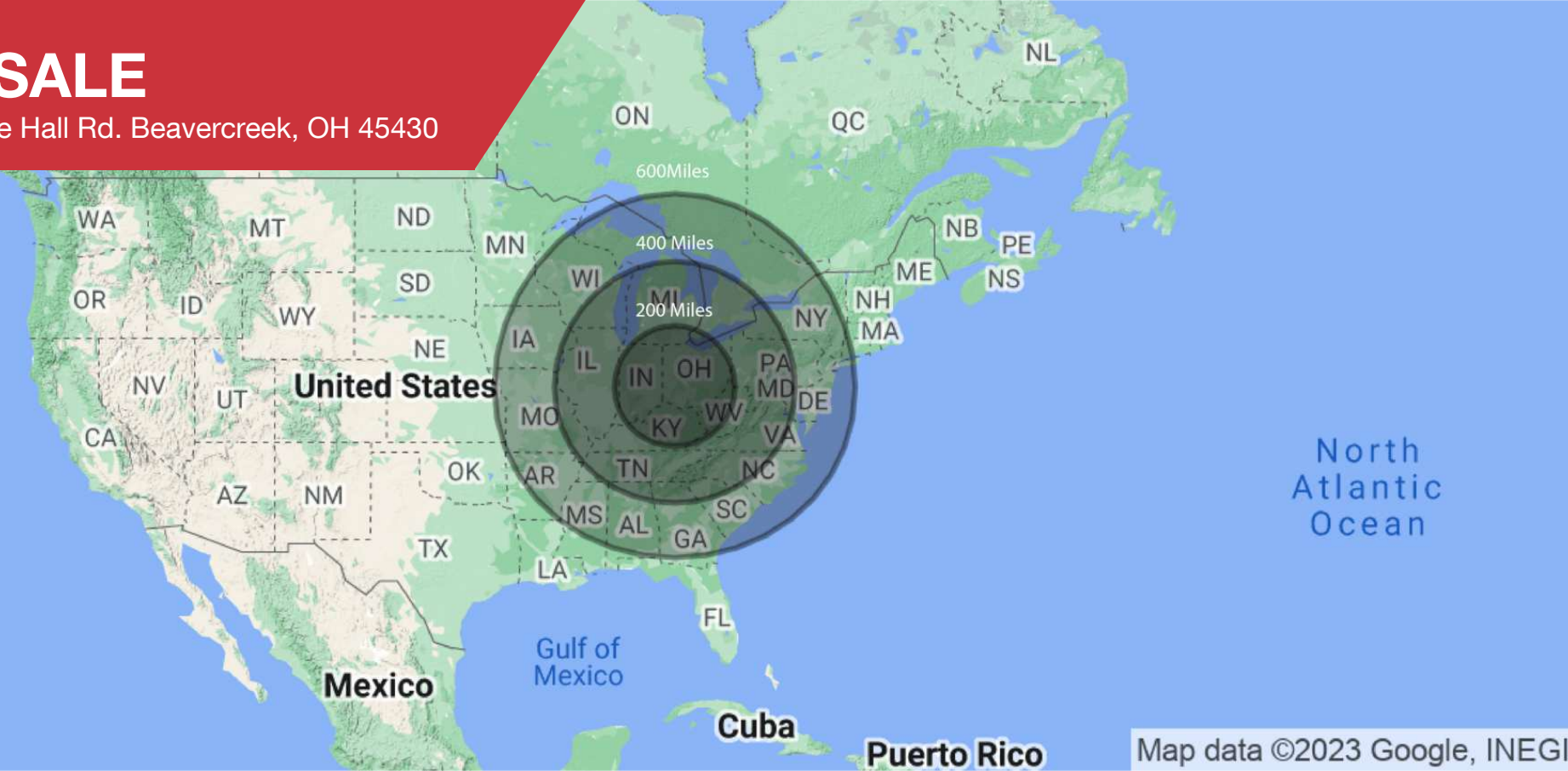
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## Beaver Creek, OH

The Dayton Region sits at the intersection of I-70 and I-75, giving it access to one of the most highly traveled intersections in the United States. In fact, the Dayton Region is within 600 miles of 53% of the U.S. population and 60% of workers currently employed in manufacturing industry, providing short commutes to major markets.

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