

Modern Manufacturing Space Newly Upgraded 2025

3909 Research Blvd., Beavercreek, OH 45430



Property Details

- Available: 67,311 SF
 - Docks: 5
 - 10 Ton Crane in place
 - Drive-in Doors: 1
- Coming available 5/2027: 32,940 SF
 - Docks: 8
 - Drive-ins: 1
- Clear Height: 24'
- ESFR Sprinkler
- Power: 6,000 amps/480V/3PH
- Recent full renovation including new roof, exterior paint, and pavement
- Bus duct power distribution
- No city income tax
- Immediate access to I-675
- Less than 10 miles to Downtown Dayton, OH



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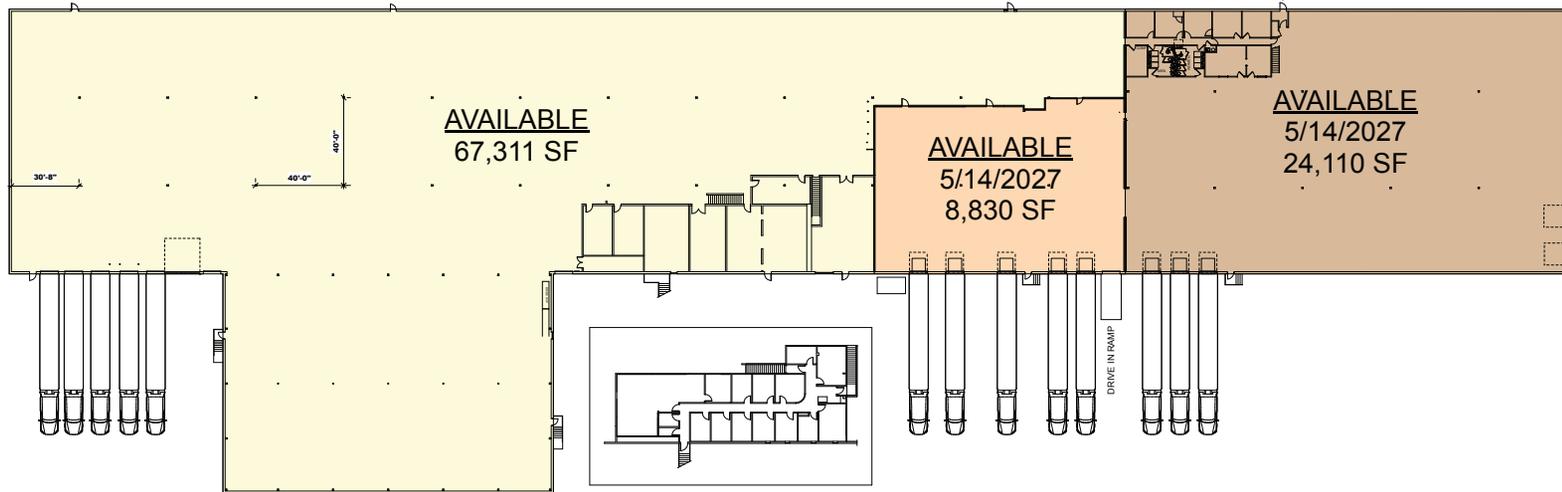
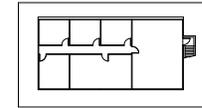
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

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**2nd FLOOR - 2,073 SF
NOT INCLUDED IN AREA CALC**



AVAILABLE
67,311 SF

AVAILABLE
5/14/2027
8,830 SF

AVAILABLE
5/14/2027
24,110 SF

**2nd FLOOR OFFICE - 3,589 SF
NOT INCLUDED IN AREA CALC**

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Location:	Beavercreek, Ohio Greene County	Income Tax:	0% Local
Available Space:	67,311 SF	Roof:	New TPO Membrane
Available 5/2027:	32,940 SF	Restrooms:	1 Large Warehouse Set 1 Office Set
Clear Height:	24'	Sprinkler:	ESFR
2nd Floor Office:	Additional 3,589 SF	Heating:	Gas Air Rotation
Land:	9.5 Acres	Trailer Parking:	Available
Total Building Size:	106,692 SF	Lighting:	LED
Highway Access:	1 Mile to I-675 & US 35	Power:	6000 Amps/ 480 V / 3PH
Year Built:	1977-1990	Electric Power:	DP&L
Construction:	Tilt-Up Concrete	Gas Provider:	Vectren
Column Spacing	40x40	Water:	Greene County
Bay Size:	4800 SF	Sewer:	Greene County
Docks:	13	Internet Provider:	Spectrum Fiber
Zoning:	Light Industrial	Auto Parking:	250 Plus
Drive-Ins:	2		