

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

Thomas Paine Parkway

1740-1760 Thomas Paine Parkway, Dayton , OH 45459

Exclusively Represented By:

Laurie Westheimer

Sales Associate

937 344 3478

laurie@twgdayton.com

INDUSTRIAL SPACE FOR LEASE

Thomas Paine Parkway

1740-1760 Thomas Paine Parkway, Dayton , OH 45459

FOR LEASE

Executive Summary



Offering Summary

Lease Rate	\$12 SF/yr
Lease Type	NNN
GSF	19,697 SF
Site Size	2.66 Acres
Year Built	2017
Zoning	I-1
Ceiling Height	16

Property Overview

1740-1760 Thomas Paine Parkway is a climate controlled flex/industrial space with two available suites. Suite E (1754) is 3096 SF. Suite F (1760) is an end unit space that is 5740 SF. Each unit has two lavatories. Both have 16-foot ceilings and each unit has a 10-foot drive-in door to the rear.

Laurie Westheimer
Sales Associate
937 344 3478
laurie@twgdayton.com

**Berkshire Hathaway HomeServices
Professional Realty**
3000 Far Hills Avenue
Kettering, OH 45429
937.727.4520
[View Website](#)

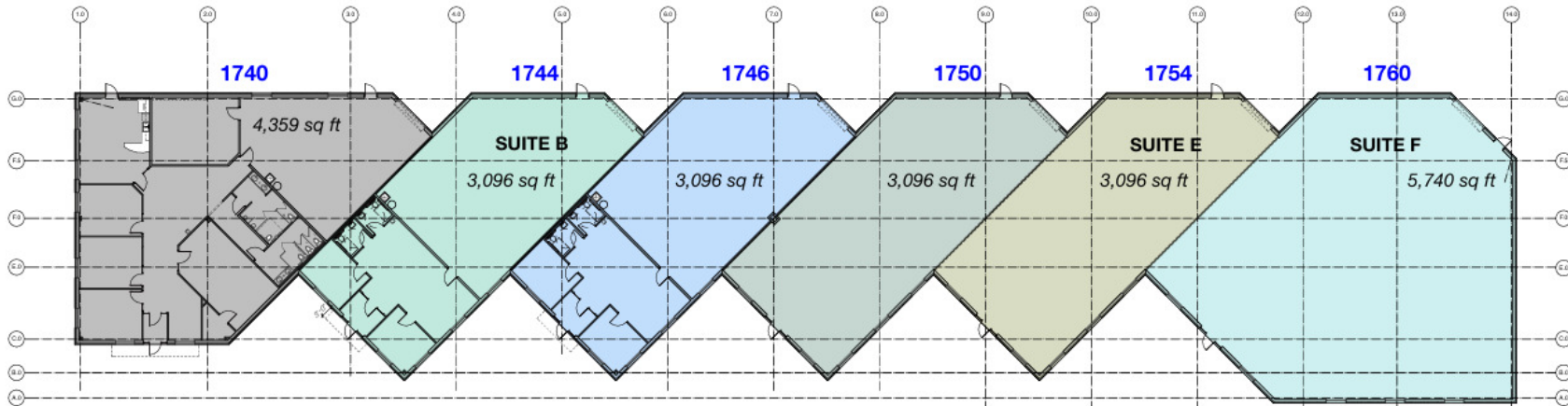
**BERKSHIRE
HATHAWAY** | PROFESSIONAL
HOMESERVICES REALTY

Thomas Paine Parkway

1740-1760 Thomas Paine Parkway, Dayton, OH 45459

FOR LEASE

Lease Spaces



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1754 Thomas Paine Parkway	Available	3,096 SF	NNN	\$12.00 SF/yr	Suite E (also known as 1754 Thomas Paine Pkwy) is 3096 SF of industrial warehouse space available for immediate use as warehouse/storage, but owner will allow buildout at tenant's expense to convert to flex office/light industrial space with negotiated rent abatement during buildout period. Buildout will require extending gas lines and installing heat as well as plumbing for restrooms. Space has one 10-foot drive in door at the rear and has drainage for for two restrooms. Asking rate is \$12 per square foot plus operating expenses of \$615.46 per month. Tenant responsible for gas, electric, and trash removal. Located in Washington Twp., so no city taxes!
1760 Thomas Paine Parkway	Available	5,740 SF	NNN	\$12.00 SF/yr	Suite F (also known as 1760 Thomas Paine Pkwy) is 5740 SF of climate controlled industrial/flex warehouse space available for immediate occupancy. The space has one 10-foot drive-in door at the rear. There are also two lavatories. This unit is an end-unit, so there are windows on front and side allowing for additional national light. Asking rate is \$12 per square foot plus operating expenses of \$1,143 per month. Tenant responsible for gas, electric, and trash removal. Located in Washington Twp., so no city taxes!

Laurie Westheimer
 Sales Associate
 937 344 3478
 laurie@twgdayton.com

**Berkshire Hathaway HomeServices
 Professional Realty**
 3000 Far Hills Avenue
 Kettering, OH 45429
 937.727.4520
[View Website](#)

**BERKSHIRE
 HATHAWAY** | PROFESSIONAL
 HOMESERVICES | REALTY

Thomas Paine Parkway

1740-1760 Thomas Paine Parkway, Dayton , OH 45459

FOR LEASE

Suite E Photos



Laurie Westheimer
Sales Associate
937 344 3478
laurie@twgdayton.com

**Berkshire Hathaway HomeServices
Professional Realty**
3000 Far Hills Avenue
Kettering, OH 45429
937.727.4520
[View Website](#)

**BERKSHIRE
HATHAWAY** | PROFESSIONAL
HOMESERVICES REALTY

Thomas Paine Parkway

1740-1760 Thomas Paine Parkway, Dayton , OH 45459

FOR LEASE

Suite F Photos



Laurie Westheimer
Sales Associate
937 344 3478
laurie@twgdayton.com

**Berkshire Hathaway HomeServices
Professional Realty**
3000 Far Hills Avenue
Kettering, OH 45429
937.727.4520
[View Website](#)

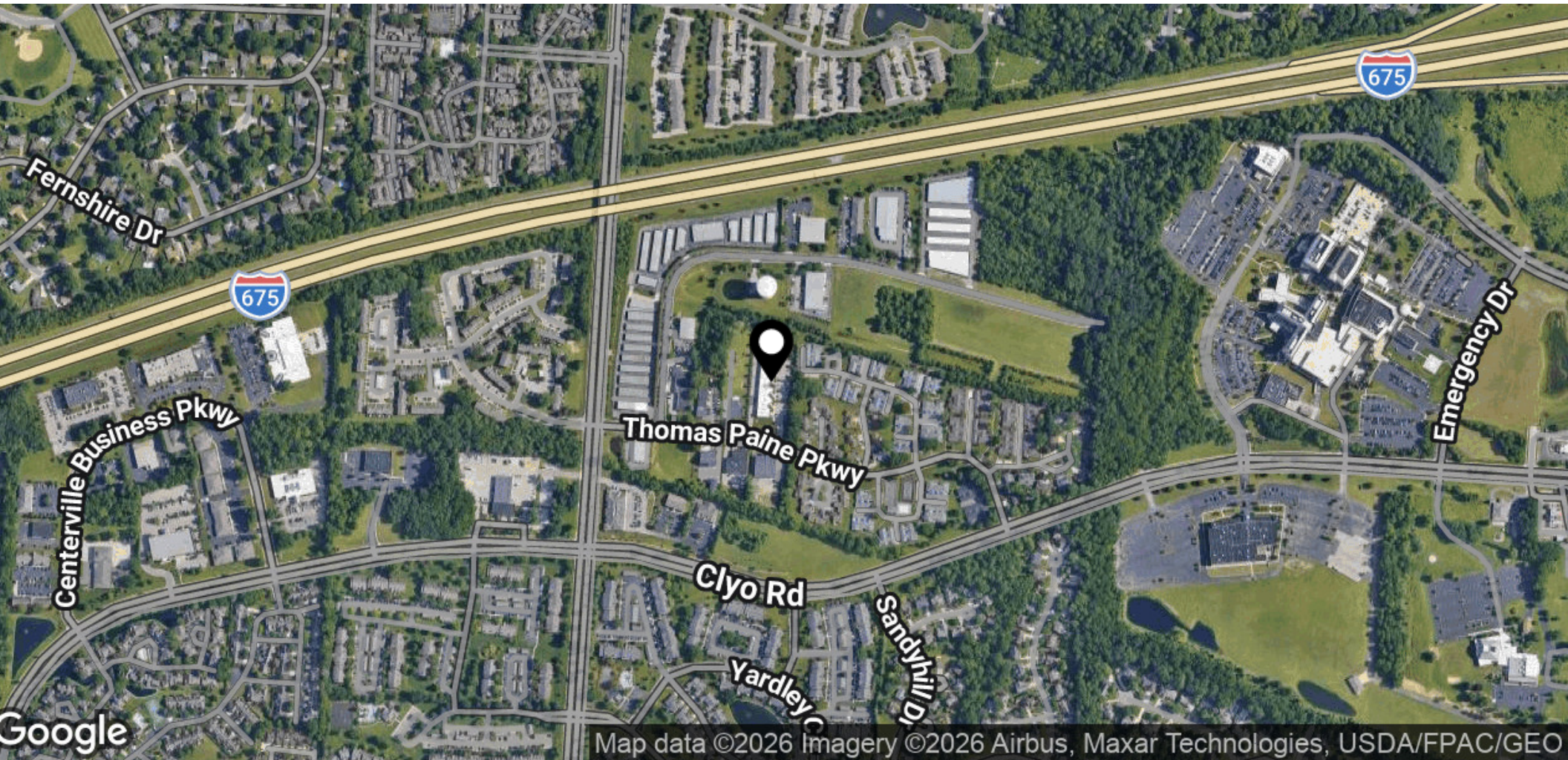
**BERKSHIRE
HATHAWAY** | PROFESSIONAL
HOMESERVICES REALTY

Thomas Paine Parkway

1740-1760 Thomas Paine Parkway, Dayton , OH 45459

FOR LEASE

Location Map



Laurie Westheimer
Sales Associate
937.344.3478
laurie@twgdayton.com

**Berkshire Hathaway HomeServices
Professional Realty**
3000 Far Hills Avenue
Kettering, OH 45429
937.727.4520
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

Thomas Paine Parkway

1740-1760 Thomas Paine Parkway, Dayton , OH 45459

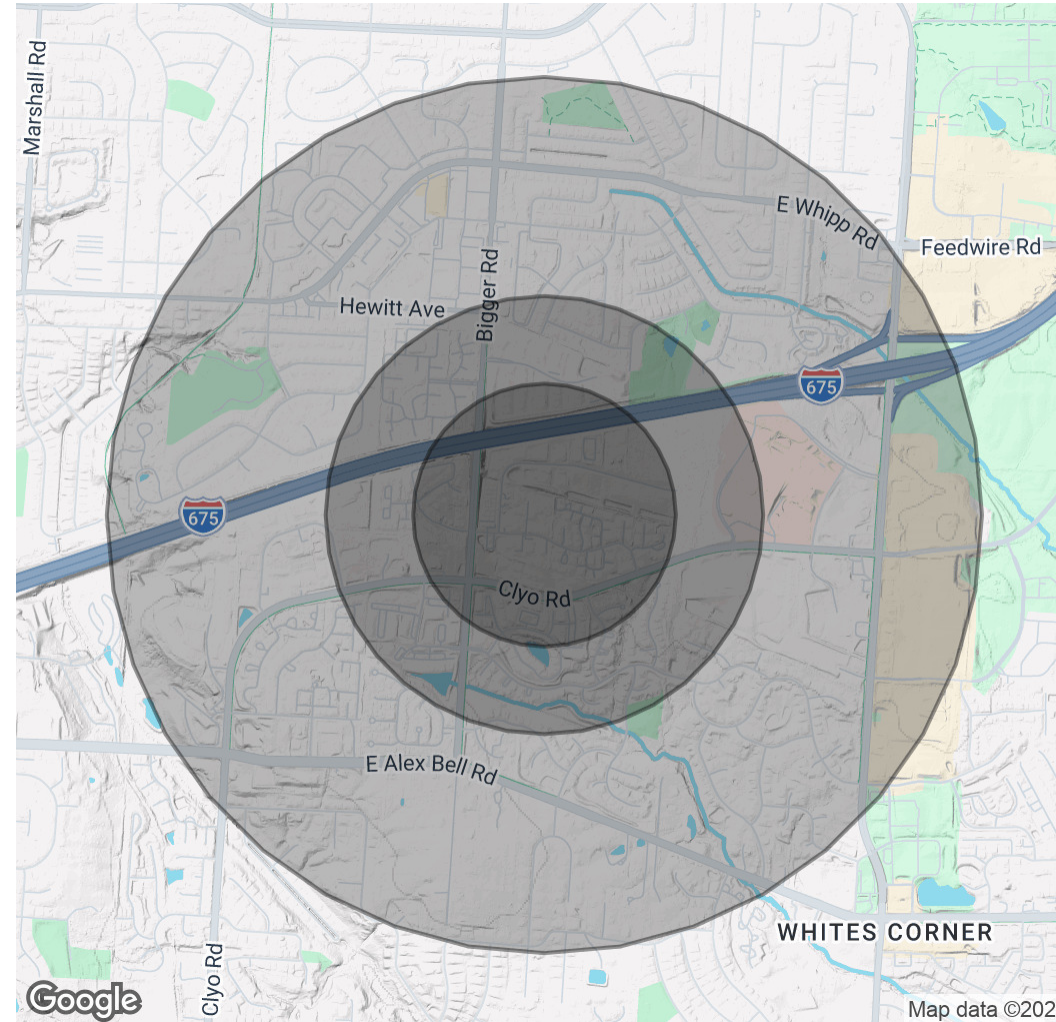
FOR LEASE

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	367	2,275	8,921
Average Age	46	48	45
Average Age (Male)	44	46	43
Average Age (Female)	48	50	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	211	1,206	4,383
# of Persons per HH	1.7	1.9	2
Average HH Income	\$118,092	\$109,203	\$100,392
Average House Value	\$294,346	\$279,937	\$269,508

2020 American Community Survey (ACS)



Laurie Westheimer
Sales Associate
937 344 3478
laurie@twgdayton.com

**Berkshire Hathaway HomeServices
Professional Realty**
3000 Far Hills Avenue
Kettering, OH 45429
937.727.4520
[View Website](#)

**BERKSHIRE
HATHAWAY** | PROFESSIONAL
HOMESERVICES REALTY

Thomas Paine Parkway

1740-1760 Thomas Paine Parkway, Dayton , OH 45459

FOR LEASE

Meet The Team



Laurie Westheimer

Sales Associate

Direct: 937.344.3478
laurie@twgdayton.com

Laurie Westheimer
Sales Associate
937 344 3478
laurie@twgdayton.com

**Berkshire Hathaway HomeServices
Professional Realty**
3000 Far Hills Avenue
Kettering, OH 45429
937.727.4520
[View Website](#)

**BERKSHIRE
HATHAWAY** | PROFESSIONAL
HOMESERVICES REALTY