

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

Thomas Paine Parkway

1740-1760 Thomas Paine Parkway, Dayton , OH 45459

Exclusively-Represented-By:

Laurie Westheimer

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	\$12.00 - 13.00 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

Suite B (1744) is 3096 SF of space with partially built out with approximately 1000 SF of office space in the front and 2100 sf of warehouse to the back. Suite E (1754) is also 3096 SF, but is currently in shell condition. Suite F (1760) is an end unit space that is 5740 SF, also currently in shell condition. Unfinished areas have 16 foot ceilings and each unit has a 10-foot dock door to the rear.

Owner is open to buildout in the unfinished spaces at tenant's expense, with negotiated rent abatement during the buildout period. Preferred contractor is Dryden Builders who originally constructed the building and has done all existing buildout. Asking rent suite 1744 is \$13 per square foot. The asking rent for 1754 and 1760 is \$12 per square foot. Each unit is subject to a NNN charge of \$615.46 per month.

Professional Realty

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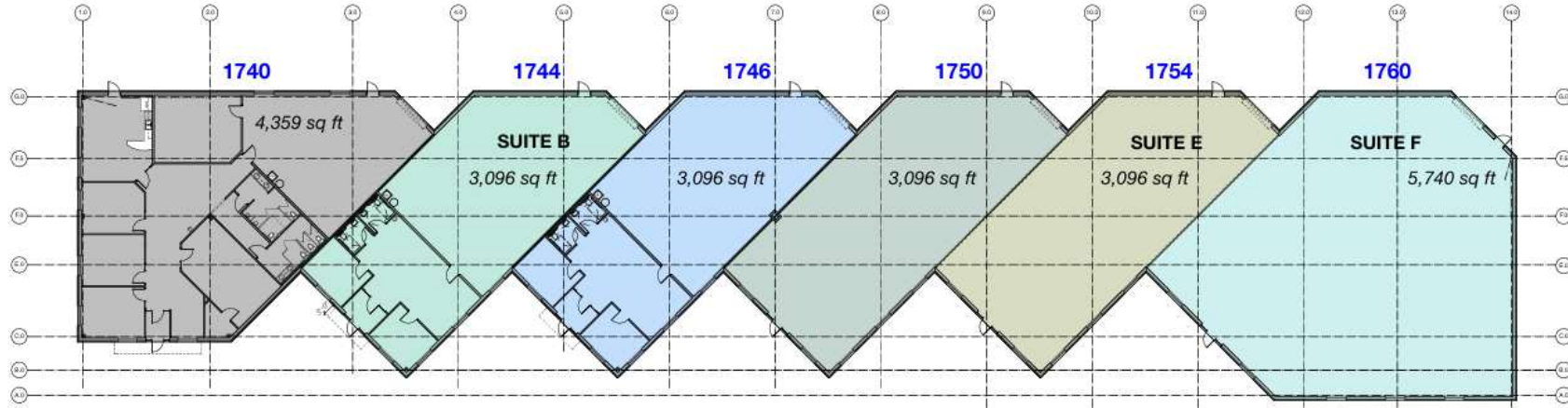
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Lease Spaces



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,096 - 5,740 SF	Lease Rate:	\$12.00 - \$13.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1744 Thomas Paine Parkway	Available	3,096 SF	NNN	\$13.00 SF/yr	1,000 SF office space, 2,100 SF warehouse
1754 Thomas Paine Parkway	Available	3,096 SF	NNN	\$12.00 SF/yr	Currently in shell condition
1760 Thomas Paine Parkway	Available	5,740 SF	NNN	\$12.00 SF/yr	Currently in shell condition

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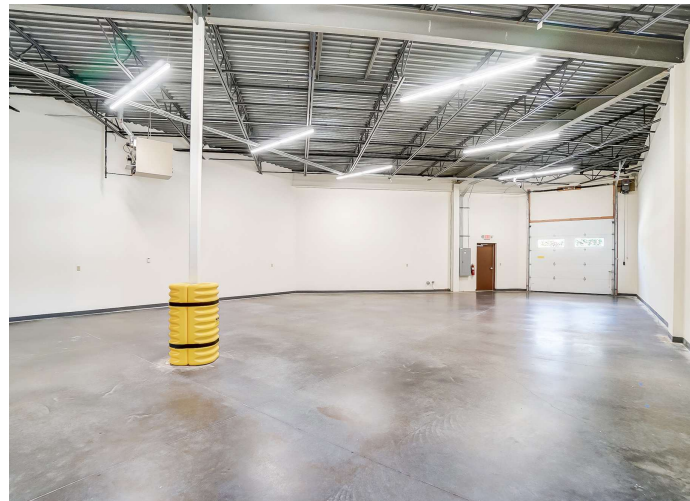
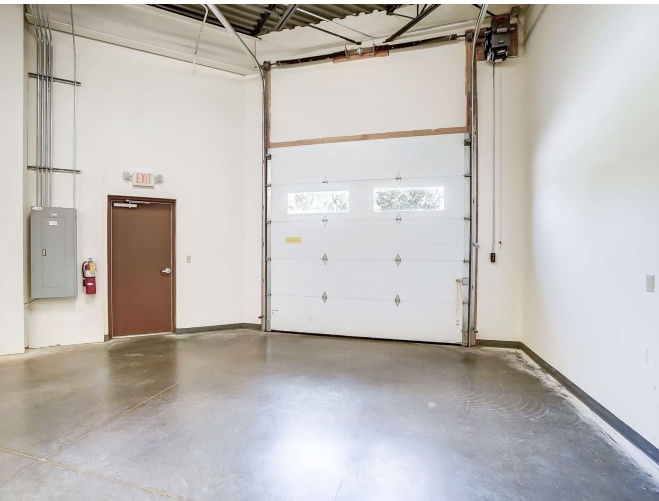
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Suite B Photos



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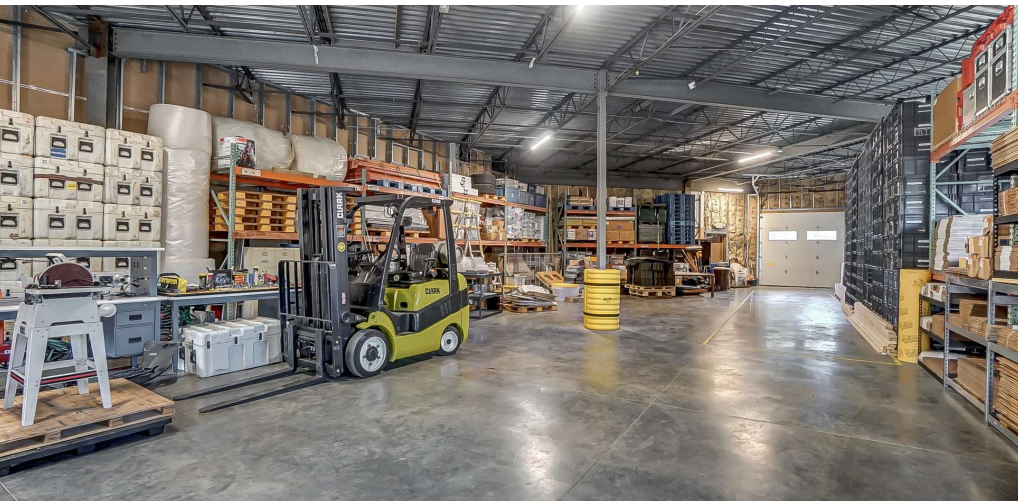
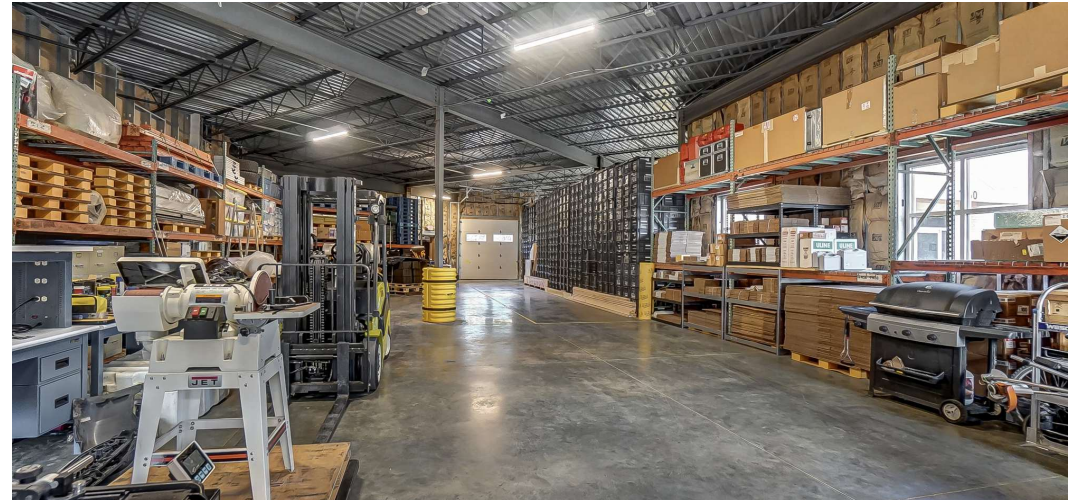
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Suite E Photos



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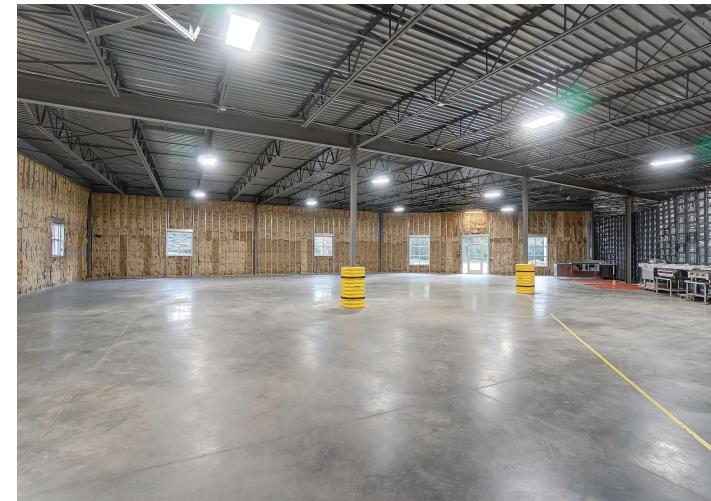
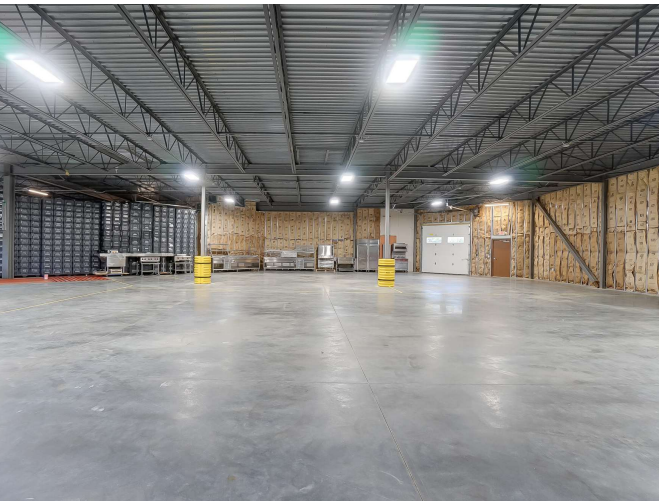
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Suite F Photos



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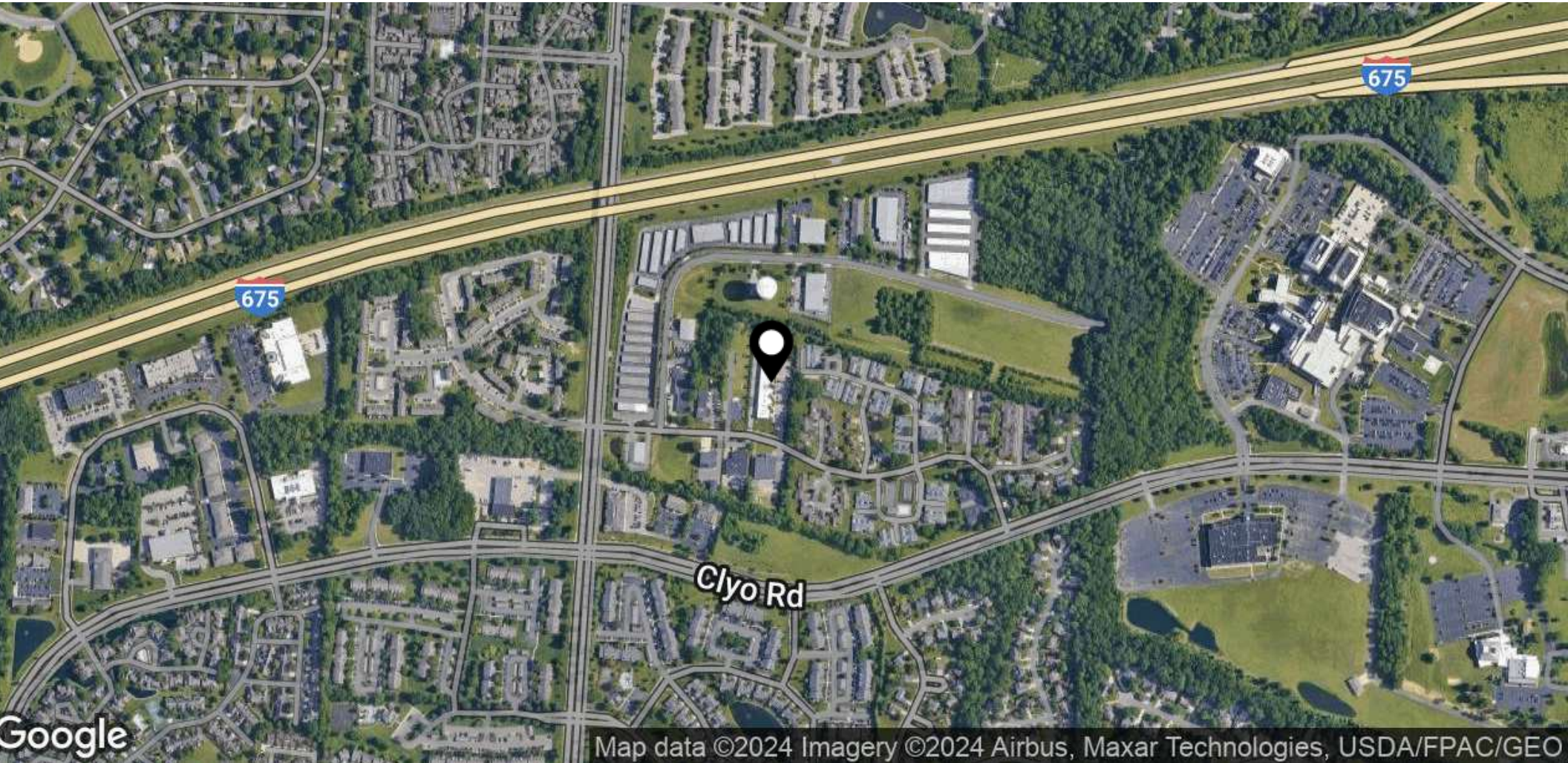
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Location Map



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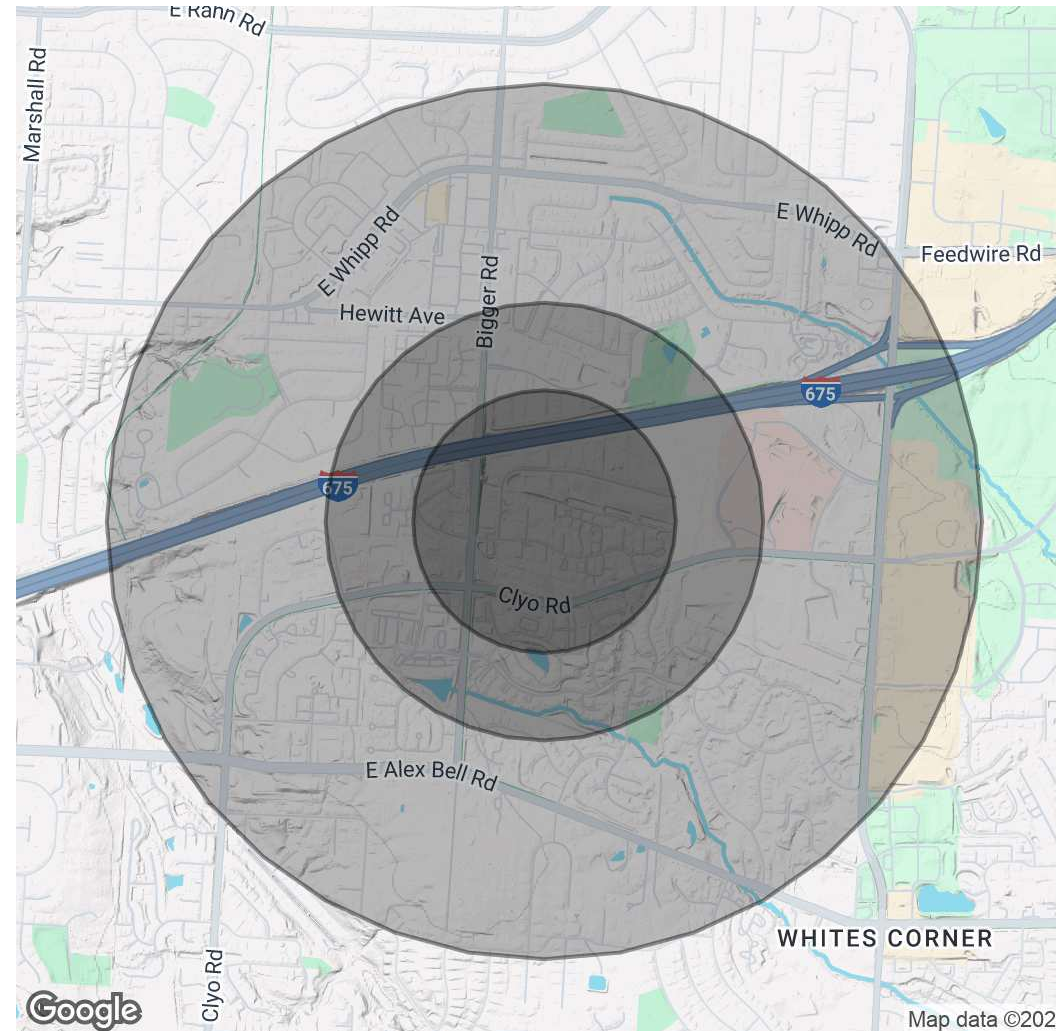
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Demographics Map & Report

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

Demographics data derived from AlphaMap



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Meet The Team



LAURIE WESTHEIMER

REALTOR®

LEAD AGENT – OAKWOOD OFFICE, BHHS PROFESSIONAL REALTY

TEAM LEAD – THE WESTHEIMER GROUP

NAR DESIGNATIONS: CRS, GRI, SRS, ABR, C2EX

DIRECTOR, DAYTON REALTORS AND OHIO REALTORS

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