

Modern Manufacturing Space Newly Upgraded 2025

3909 Research Blvd., Beavercreek, OH 45430



Property Details

- Available: 67,709 SF
- Office: Additional 9,200 SF available
- Clear Height: 24'
- ESFR Sprinkler
- Docks: 6
- 10 Ton Crane in place
- Drive-in Doors: 1
- 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

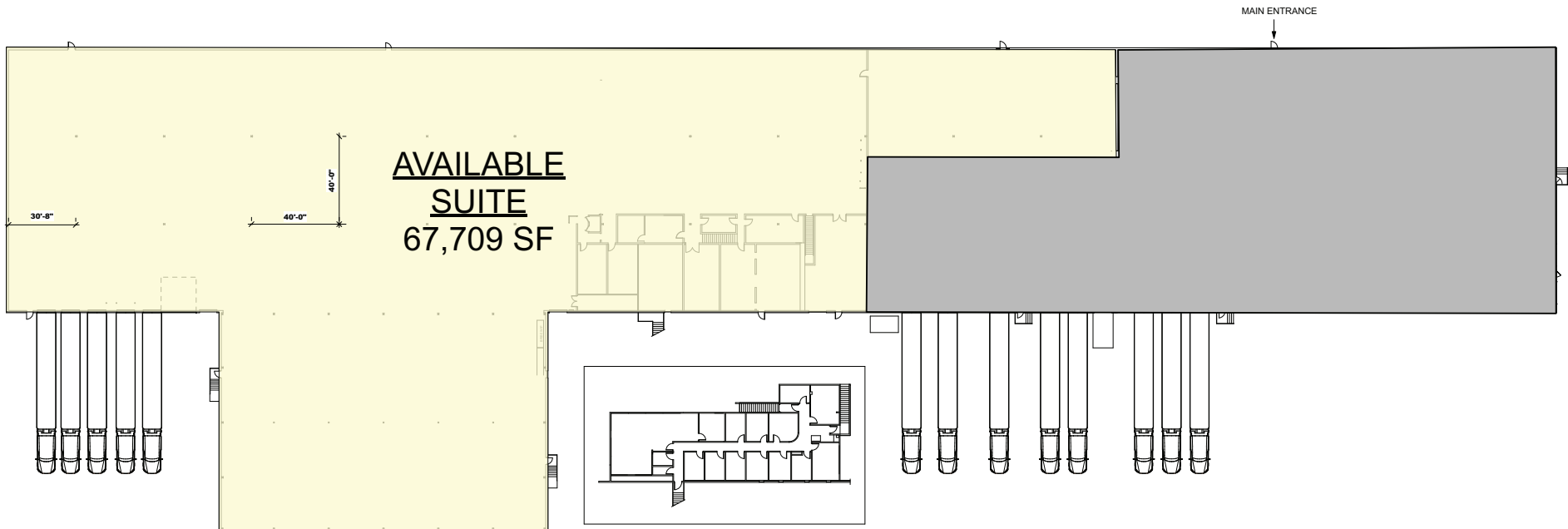
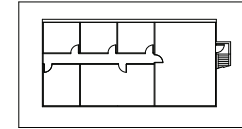


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2nd FLOOR - 2,073 SF
NOT INCLUDED IN AREA CALC



MEZZANINE OFFICE - 3,589 SF
NOT INCLUDED IN AREA CALC

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Location:	Beaver Creek, Ohio Greene County	Clear Height:	26'
Available Space:	67,709 SF	Roof:	New TPO Membrane
Office Size:	8,160-17,400 SF	Restrooms:	1 Large Warehouse Set 1 Office Set
Warehouse Size:	59,549 SF	Sprinkler:	ESFR
2nd Floor Office:	Additional 9,276 SF	Heating:	Gas Air Rotation
Land:	9.5 Acres	Income Tax:	0% Local
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:	6	Internet Provider:	Spectrum Fiber
Zoning:	Light Industrial	Auto Parking:	250 Plus
Drive-Ins:	1	Trailer Parking:	Available