

# 1313 W DOROTHY LANE

KETTERING, OH 45409

PRICE REDUCTION: \$575,000



# BUILDING FEATURES

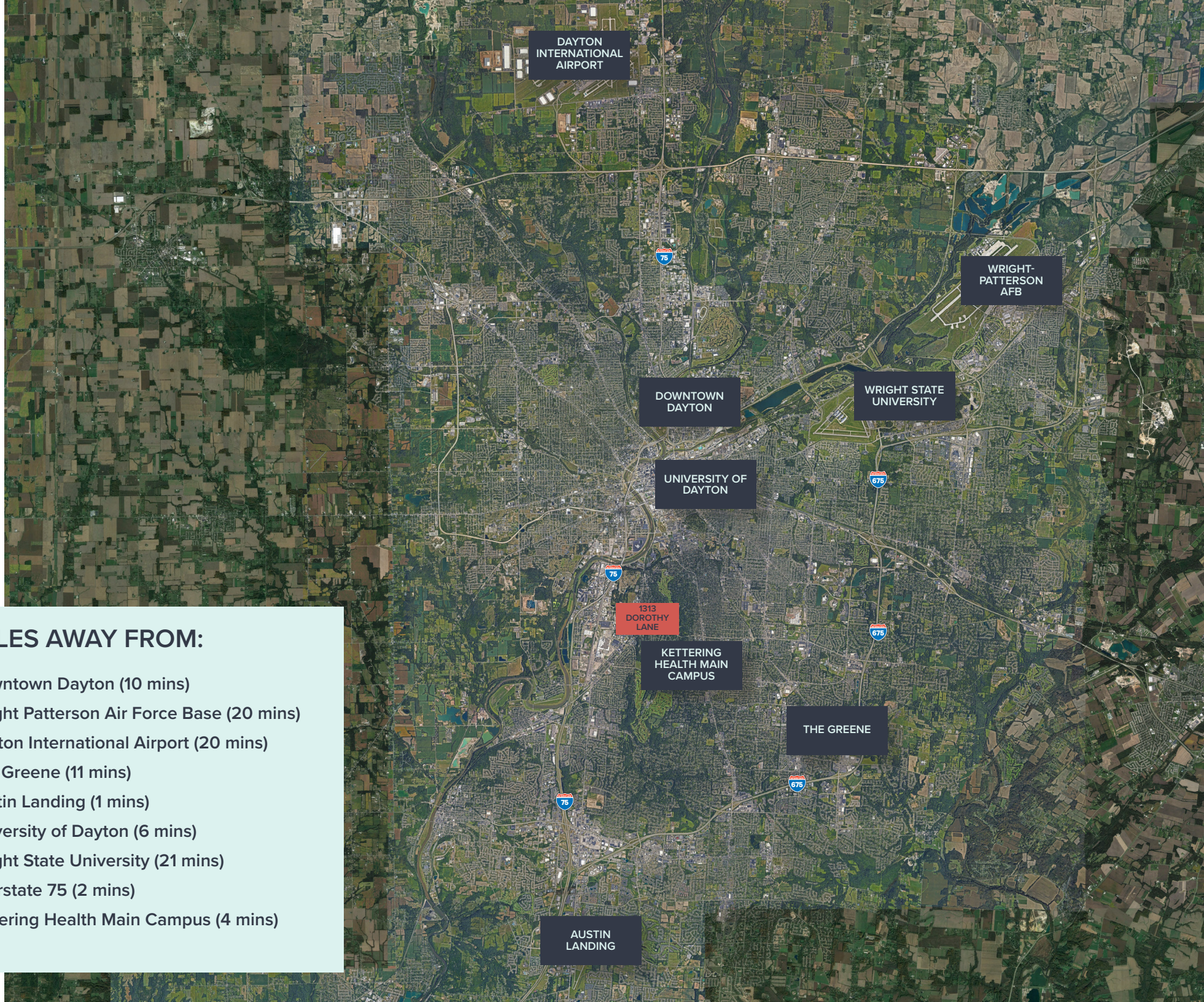
## 6,644 SF BUILDING IN KETTERING AVAILABLE FOR SALE

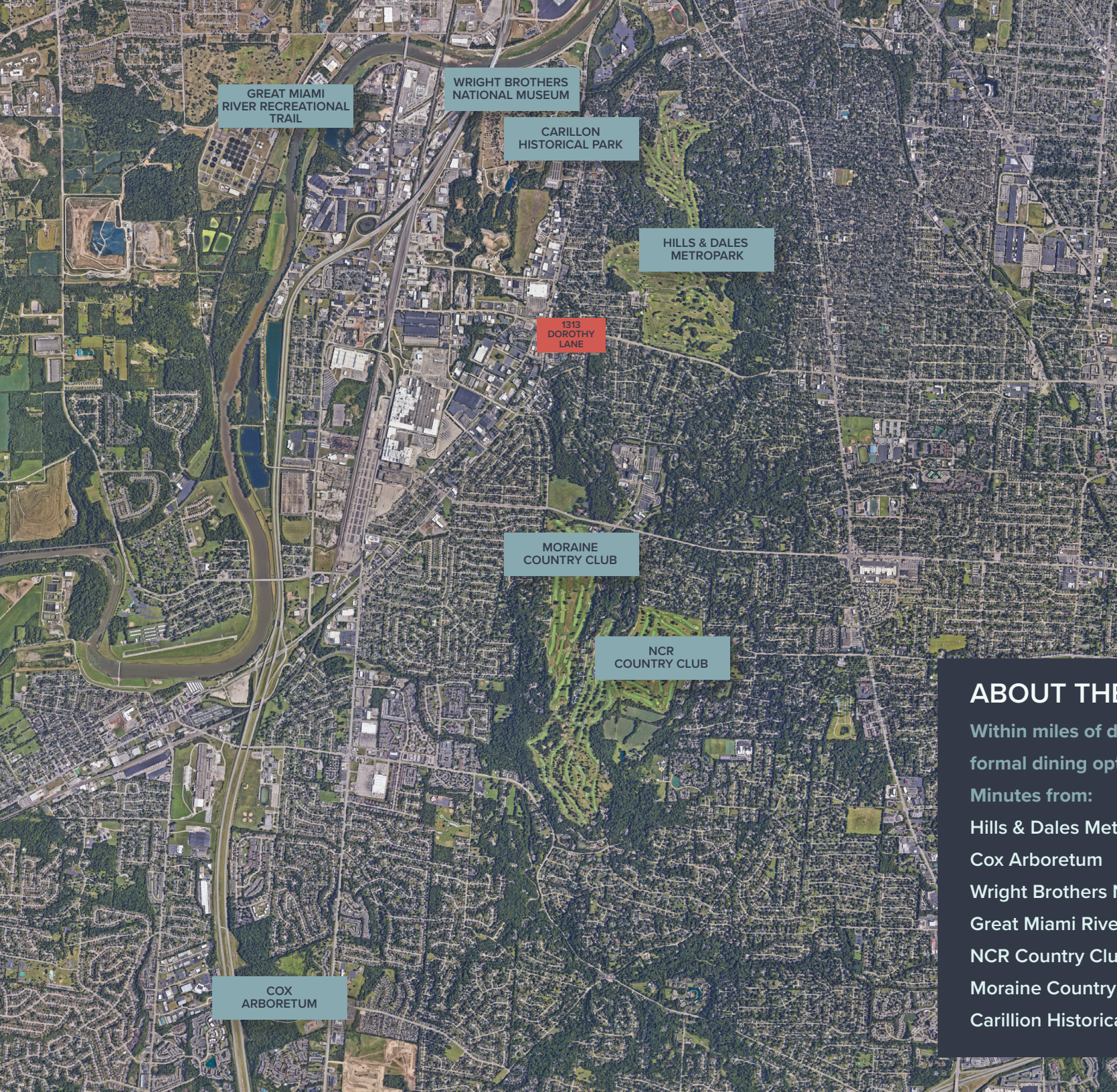
- Building signage/ naming rights available
- Ample Parking: 3.03/ 1,000 SF Ratio
- Wholly reusable 2nd generation space
  - Existing furniture negotiable
- Immediate occupancy
- Easy access to I-75, N Springboro Pike & Far Hills Avenue
- High speed data
- Located in Dayton's bustling South submarket
- Efficient layout for traditional users
- Abundance of natural light
- Two stories



## MILES AWAY FROM:

- Downtown Dayton (10 mins)
- Wright Patterson Air Force Base (20 mins)
- Dayton International Airport (20 mins)
- The Greene (11 mins)
- Austin Landing (1 mins)
- University of Dayton (6 mins)
- Wright State University (21 mins)
- Interstate 75 (2 mins)
- Kettering Health Main Campus (4 mins)





GREAT MIAMI  
RIVER RECREATIONAL  
TRAIL

WRIGHT BROTHERS  
NATIONAL MUSEUM

CARILLON  
HISTORICAL PARK

HILLS & DALES  
METROPARK

1313  
DOROTHY  
LANE

MORAINÉ  
COUNTRY CLUB

NCR  
COUNTRY CLUB

COX  
ARBORETUM

### ABOUT THE AREA:

Within miles of dozens of casual and formal dining options

Minutes from:

Hills & Dales MetroPark

Cox Arboretum

Wright Brothers National Museum

Great Miami River Recreational Trail

NCR Country Club

Moraine Country Club

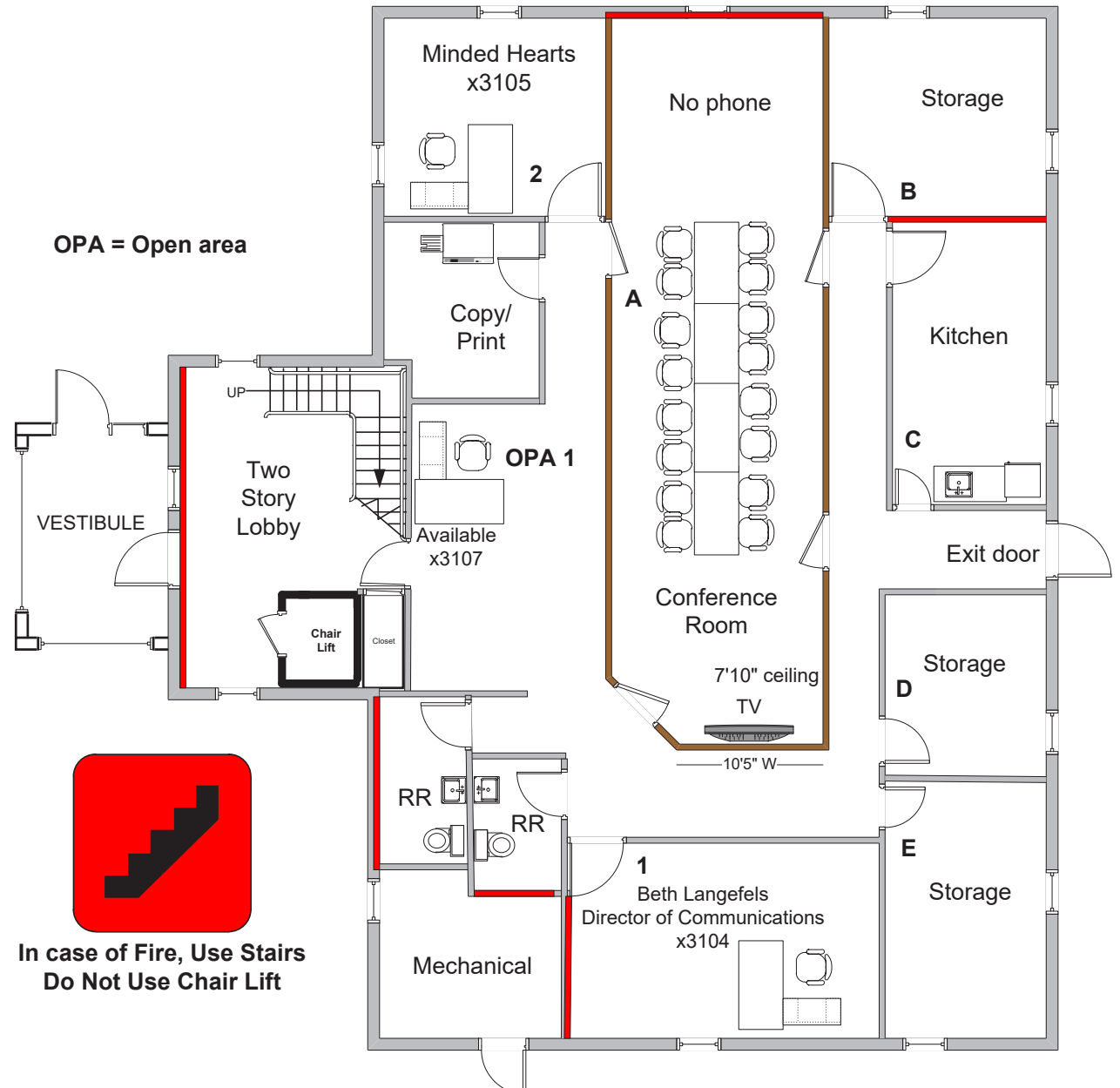
Carillon Historical Park

# NEARBY AMENITIES



# FIRST FLOOR

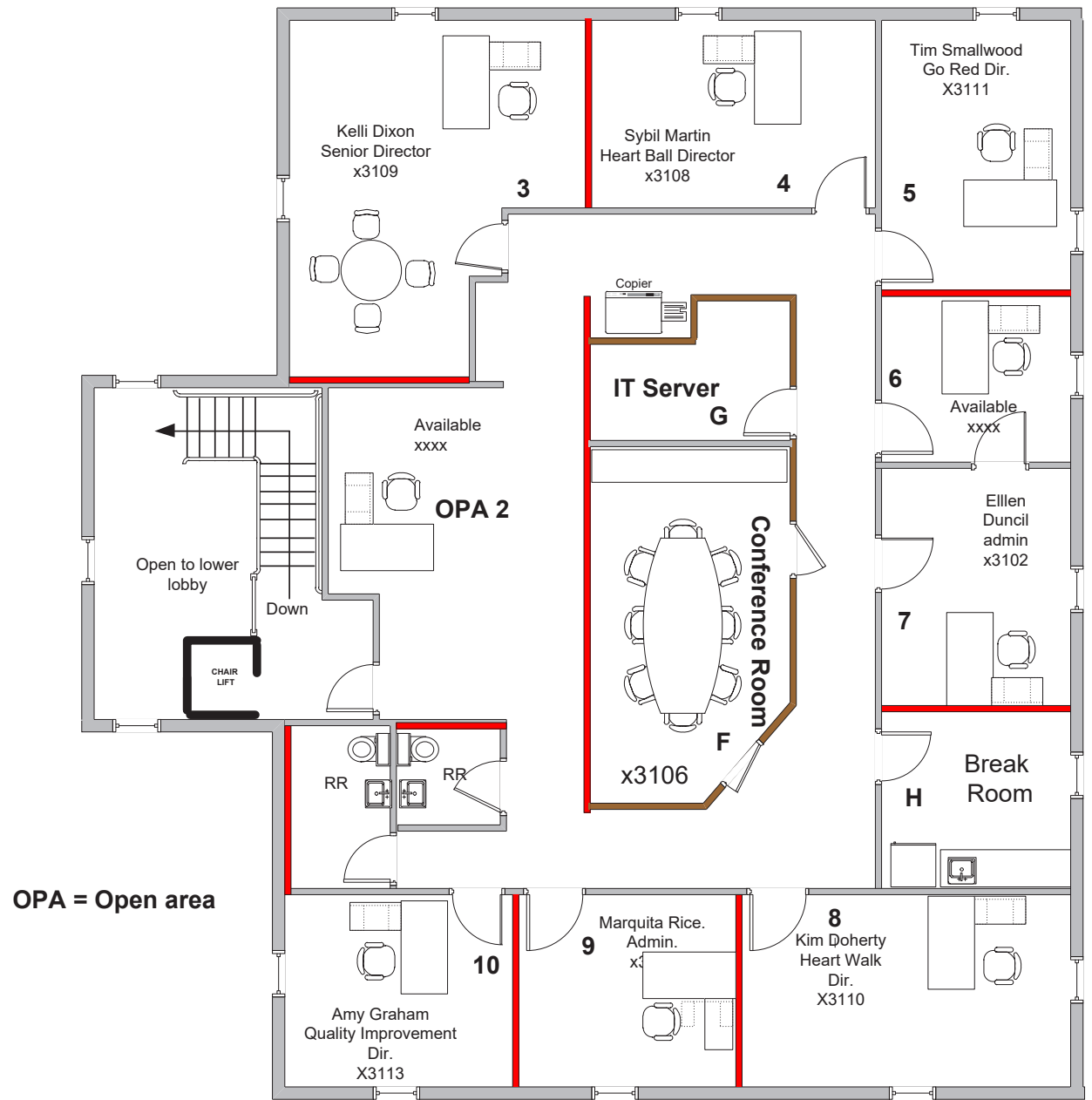
## 3,476 SF



**In case of Fire, Use Stairs  
Do Not Use Chair Lift**

# SECOND FLOOR

## 3,186 SF



# 1313 W DOROTHY LANE

KETTERING, OH 45409



## CONTACT US:

PATRICK HEWITT

312 609 9454

PATRICK.HEWITT@CBRE.COM