



**FOR LEASE** | 97 & 99 COMPARK ROAD  
CENTERVILLE, OH 45459

## Property Highlights

- Exceptionally Well-Maintained Property
- Up to 13,700 SF Space Available
- Minutes to I-675 & I-75, and Restaurants, Fuel, Retail, Hotels, and more!
- Abundant Employee & Truck Parking/Staging
- Highly Desirable Centerville, OH Location
- Fully Air-Conditioned & Heated Throughout!
- Two Separate Spaces/Suites Available (see following pages for details)

Lease Rate: Call for Details





## Space Highlights - Suite 97 - 3,640 SF

- 2,871 SF High-Bay Suitable for Industrial, Light Industrial, Flex, Assembly, Warehousing, Manufacturing, Showroom, Distribution, and R&D Space
- 769 SF of dedicated office space
- Lease rate does not include utilities, property expenses or building services
- 2 Drive Up Doors
- Space is in Excellent Full Build-Out Condition
- Reception Area
- Private Restrooms
- Security System
- Emergency Lighting
- Yard
- Meticulously Maintained Property
- Fully Air Conditioned & Heated Throughout
- 12' 7" Under Beam Heights throughout High-Bay Area
- Heavy 3-Phase Electric & Updated Lighting

Lease Rate: Call for Details

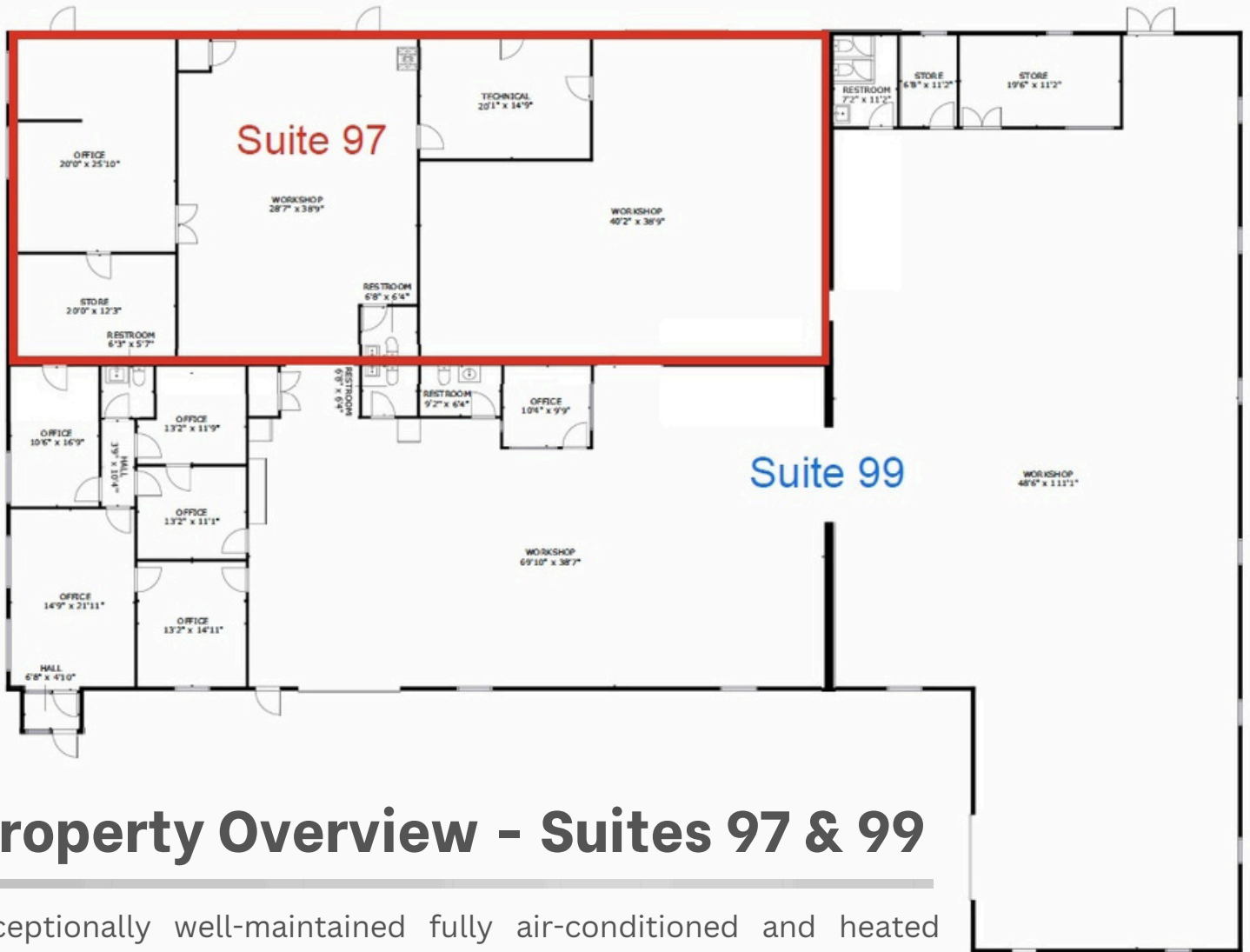




## Space Highlights - Suite 99 - 10,060 SF

- 9,291 SF of High-Bay Suitable for Industrial, Light Industrial, Flex, Assembly, Warehousing, Manufacturing, Showroom, Distribution, and R&D Space
- 769 SF of dedicated office space and restrooms
- Lease rate does not include utilities, property expenses or building services
- 1 Drive Up Door
- Space is in Excellent Full Build-Out Condition
- Truck Dock w/Leveler & Drive-Up Door
- 12' 7" Height Under Beam Throughout High-Bay Area

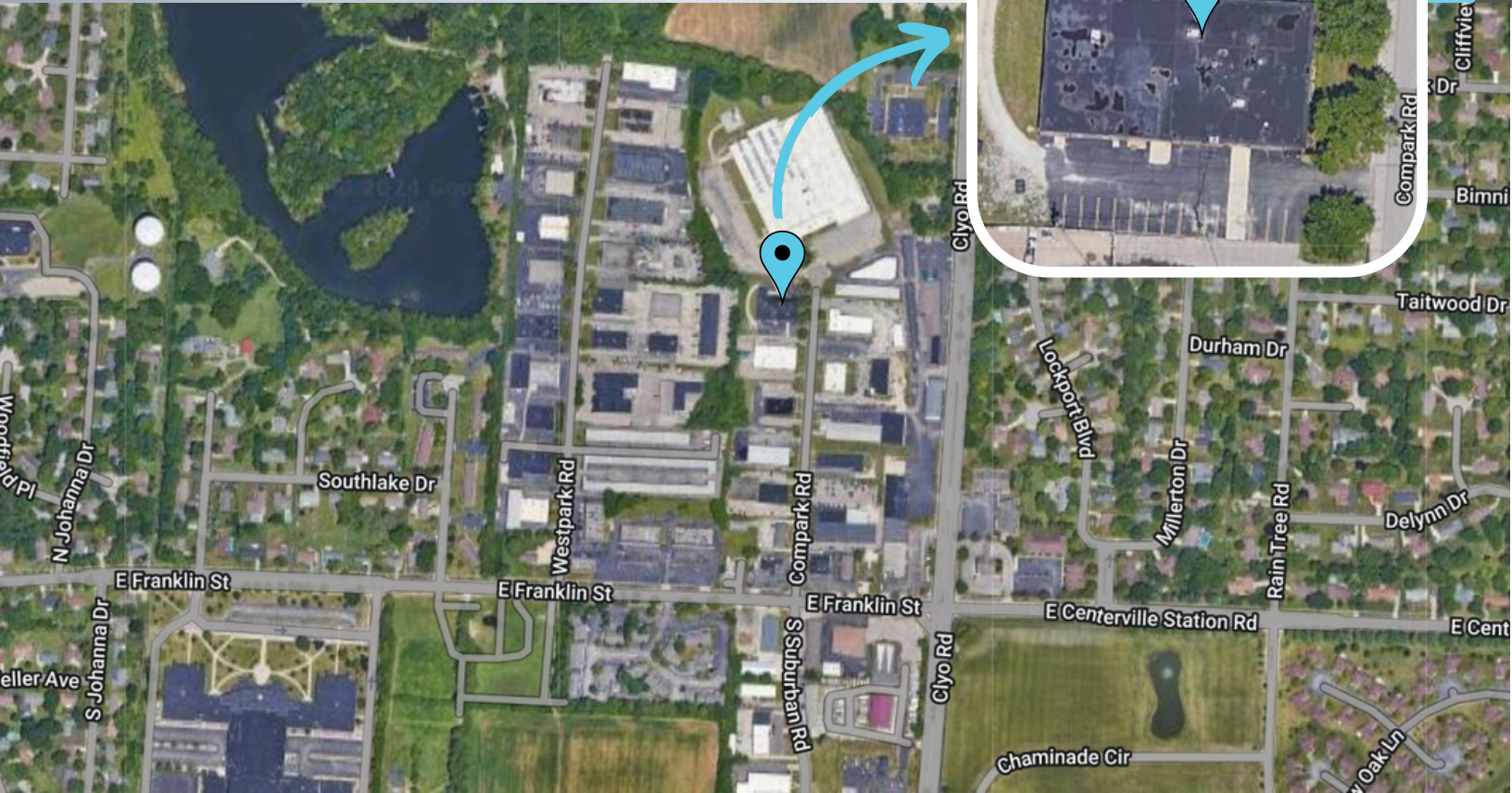
Lease Rate: Call for Details



## Property Overview - Suites 97 & 99

Exceptionally well-maintained fully air-conditioned and heated Industrial, Light Industrial, Industrial, Flex, Assembly, Warehousing, Manufacturing, Showroom, Distribution, and R&D Space available for Lease in highly desirable centrally located Centerville, OH. Approx. 12,162+/- SF of air-conditioned and heated 12' 7" Under Beam High-Bay space with epoxy-coated floor, PLUS approx. 1,538+/- SF professional office space. Three (3) at-grade Drive Up Doors (11' Wide x 9' High) and One (1) Loading Dock w/ Dock Leveler. Heavy 3-Phase Power, Updated Lighting Throughout, Office & Shop Restrooms, Public Water/Sewer, Natural Gas, Electric, and High-Speed Internet available.





**97 & 99 COMPARK ROAD | FOR  
CENTERVILLE, OH 45459 | LEASE**

<b>2023 DEMOGRAPHICS</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>POPULATION</b>	28,772	140,547	414,214
<b>HOUSEHOLDS</b>	12,821	60,252	169,721
<b>HH INCOME</b>	\$97,192	\$102,928	\$90,364



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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the Property.