



FOR SALE

1725

E David Road | Kettering, OH

DANIELLE KUEHNLE
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WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



PROPERTY OVERVIEW

This well-maintained 36,000 square foot building is located in the heart of Kettering, Ohio and situated on 5.007 acres. The freestanding building was originally constructed in 1999 with a significant expansion and remodel in 2018. The modern architectural design offers a mix of open studio areas, classrooms, offices and work space. The building features polished concreted floors, substantial natural light and excellent LED lighting throughout, a large kitchen and breakroom, dedicated green space, and a parking field of 250 spaces. The flexible interior build-out serves as both a turn key opportunity as well as an easy conversion to office or flex space.



PROPERTY DETAILS

| | |
|---------------------------------------|--|
| Square Footage | 36,266 |
| Acres | 5.007 |
| Zoning | Office |
| Average annual operating cost | -\$323,000 |
| Operating cost per square foot | -\$8.73 |
| HVAC | 92 Tons |
| Electric - Three Phase | 5 X 250 amp panel 1 x 400 amp panel |
| Fire Safety | Fire alarms and suppression system in place |
| Security | System in place |
| Internet | Fiber |
| Roof | Original Roof - Ballasted Roof Addition - TPO |

REUSE CONSIDERATIONS



Educational Programing



Workforce Development



Professional Training



Healthcare Education & Support Operations



Creative & Technology Firms



Collaborative Office Space



Community & Civic Programming



Wholesale Sales & Supply



Can Convert Classroom Space to Office Space

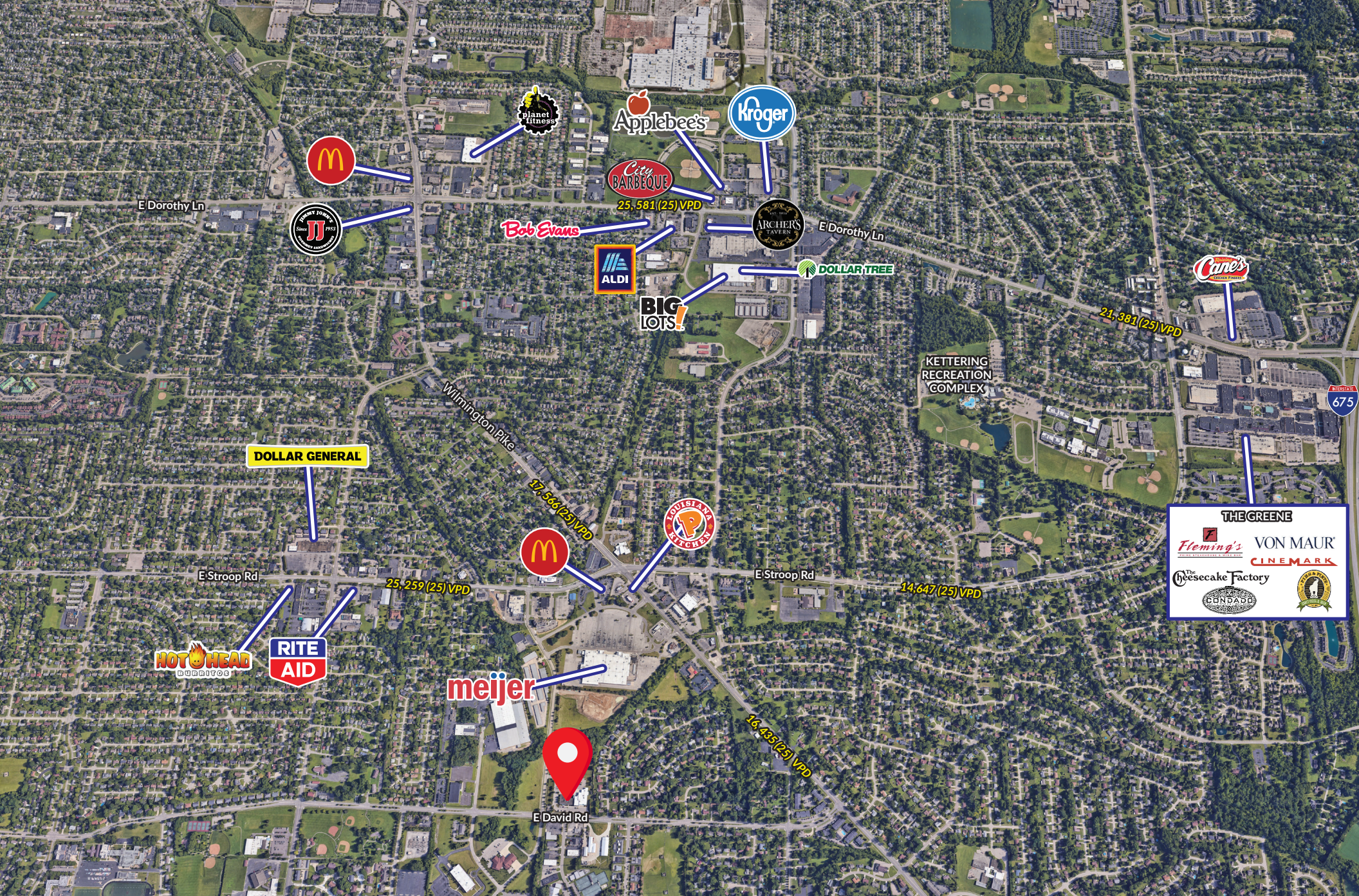


meijer

Hempstead Station Dr



E David Rd



25,581 (25) VPD



21,381 (25) VPD

E Dorothy Ln

E Dorothy Ln



Wilmington Pike

17,564 (25) VPD

KETTERING RECREATION COMPLEX

675

DOLLAR GENERAL

E Stroop Rd

25,259 (25) VPD



E Stroop Rd

14,647 (25) VPD



E David Rd

16,435 (25) VPD

THE GREENE

Fleming's

VON MAUR

CINEMARK

The Cheesecake Factory

CONDADO



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