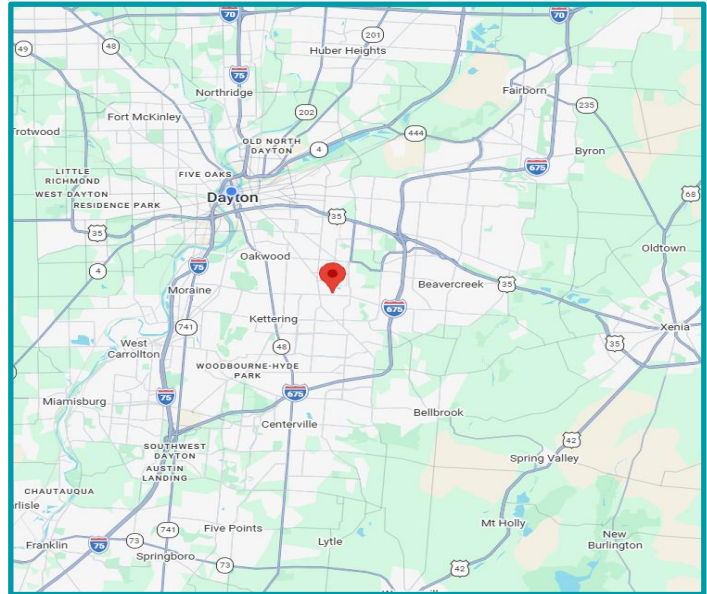




PROPERTY HIGHLIGHTS

- 7,000 SF Industrial Flex space with flexible building configuration. Former Alpha & Omega Building Services
- Built in 1965 on .6313 acres
Parcel # N64 02805 0004
- New Roof 5 years old with 30-year warranty
- New Generac Generator
- New HVAC 2025
- One (1) grade-level garage door in back
- 10' ceiling height to beam; 12' ceiling heights to deck
- 3-phase power; compressed air lines, 2 restrooms, break area, LED lighting, reception area, 4 offices, conference room, file and data room
- Prime Kettering location, minutes from SR 48, I-675 and convenient access to surrounding communities
- Well-maintained building with ample on-site parking and excellent signage exposure at the road
- For Sale: \$775,000 – owner may consider a lease



For More Information, Please Contact:

**Kelly Gray | Sr. Vice President of
Commercial Sales & Leasing**
Mobile: 937.470.3002
kgray@equity.net

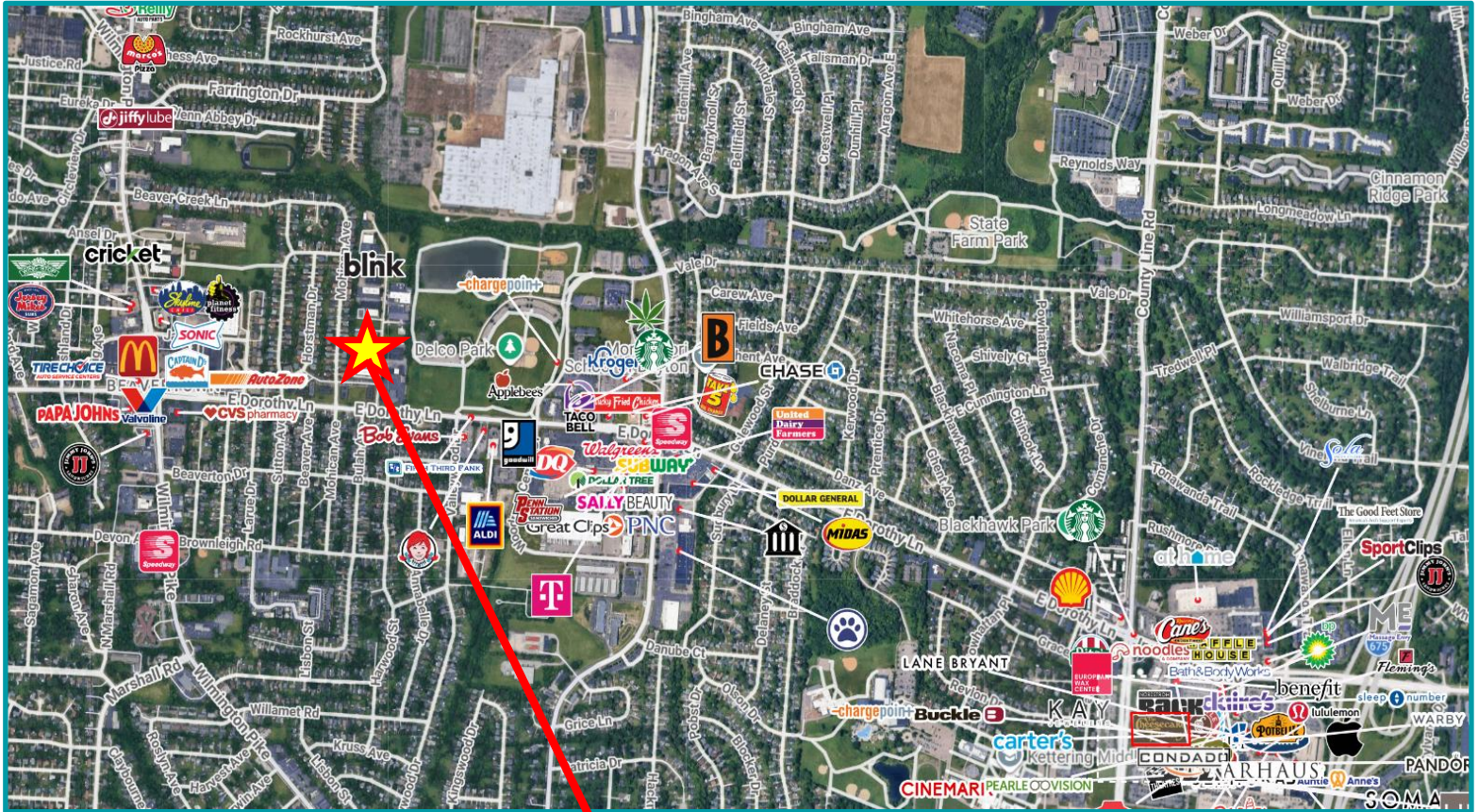
**Tracey Herron | Sr. Vice President of
Commercial Sales & Leasing**
Mobile: 937.216.4636
therron@equity.net



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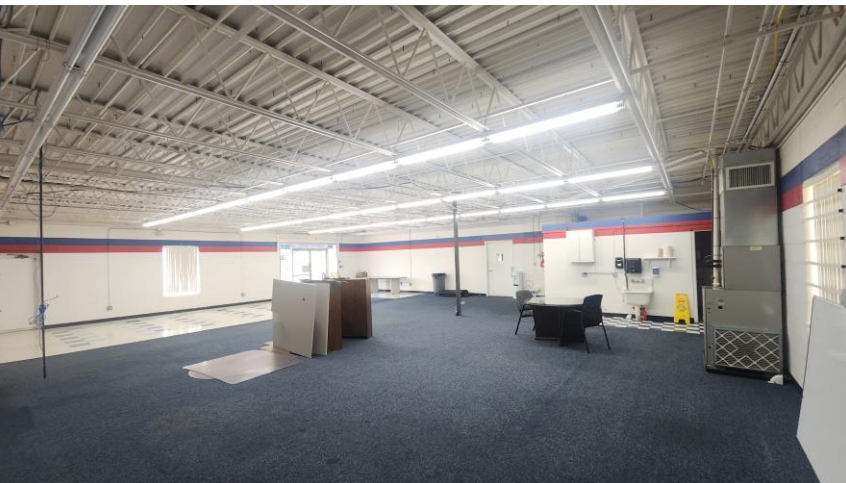
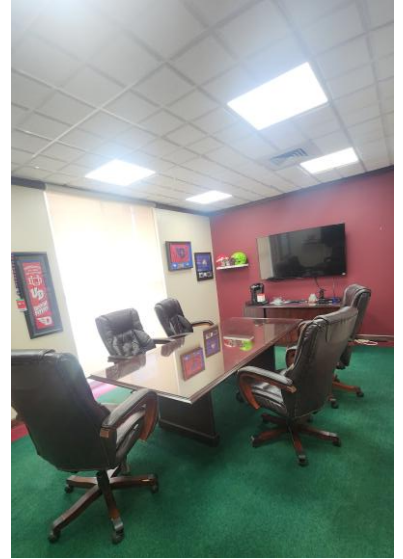
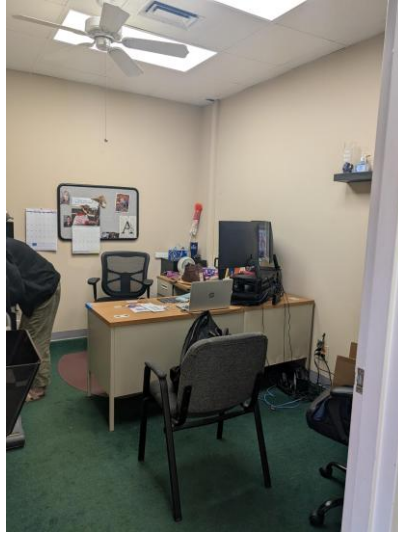
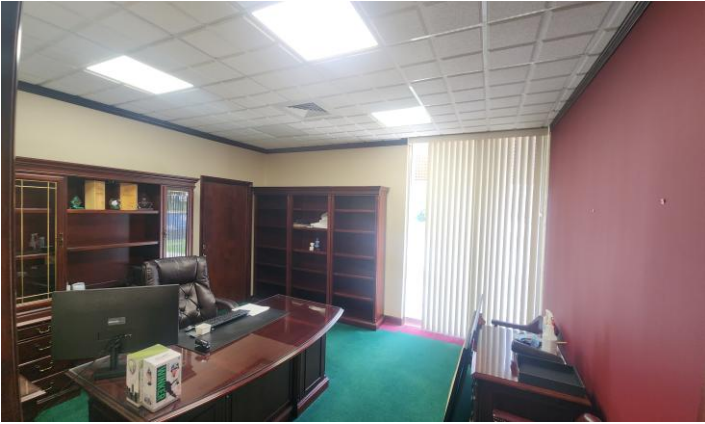
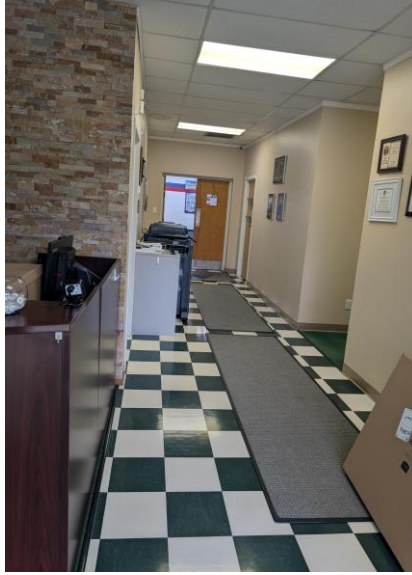
Industrial/Flex Space For Sale

2843 Culver Avenue
Kettering, OH 45429



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,949	97,490	212,189
Average HH Income	\$87,764	\$114,903	\$116,036
Daytime Employee Population	10,800	89,100	231,000

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner





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