



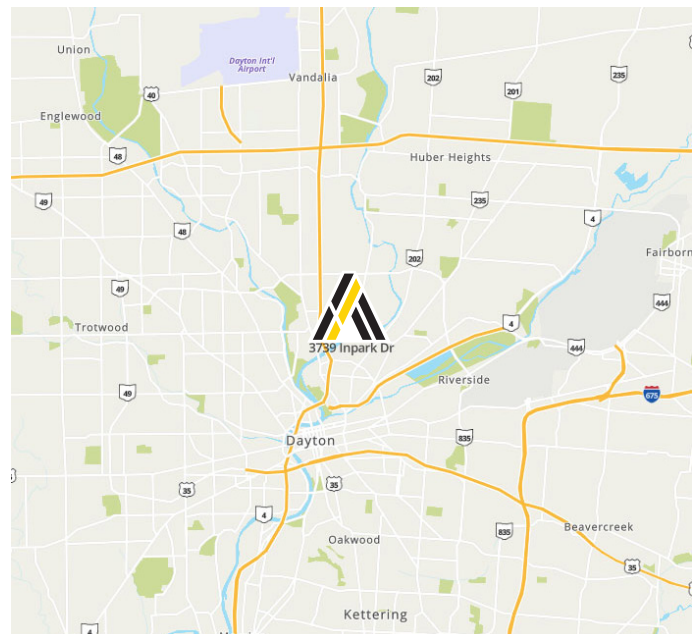
3739 Inpark Circle

Dayton, Ohio 45414

LEASE RATE:
\$9.95 PSF NNN

Property Highlights

- **5,000± SF Total Available:** Efficiently configured space suitable for a variety of users.
- **Functional Office-to-Warehouse Mix:** Includes 1,000± SF of office and 4,000± SF of warehouse space.
- **Drive-In Loading Capability:** One (1) 12' x 12' drive-in door provides convenient access for operations.
- **Clear Height Flexibility:** 11'-15' Clear height accommodates a range of storage and light industrial needs.
- **Secure Outdoor Storage:** Fenced yard area ideal for equipment, materials, or vehicle storage.
- **Strategic Location:** Less than 2 miles from I-75, offering excellent regional connectivity.
- **Business Park Zoning (BP):** Permits a wide range of light industrial and commercial uses.



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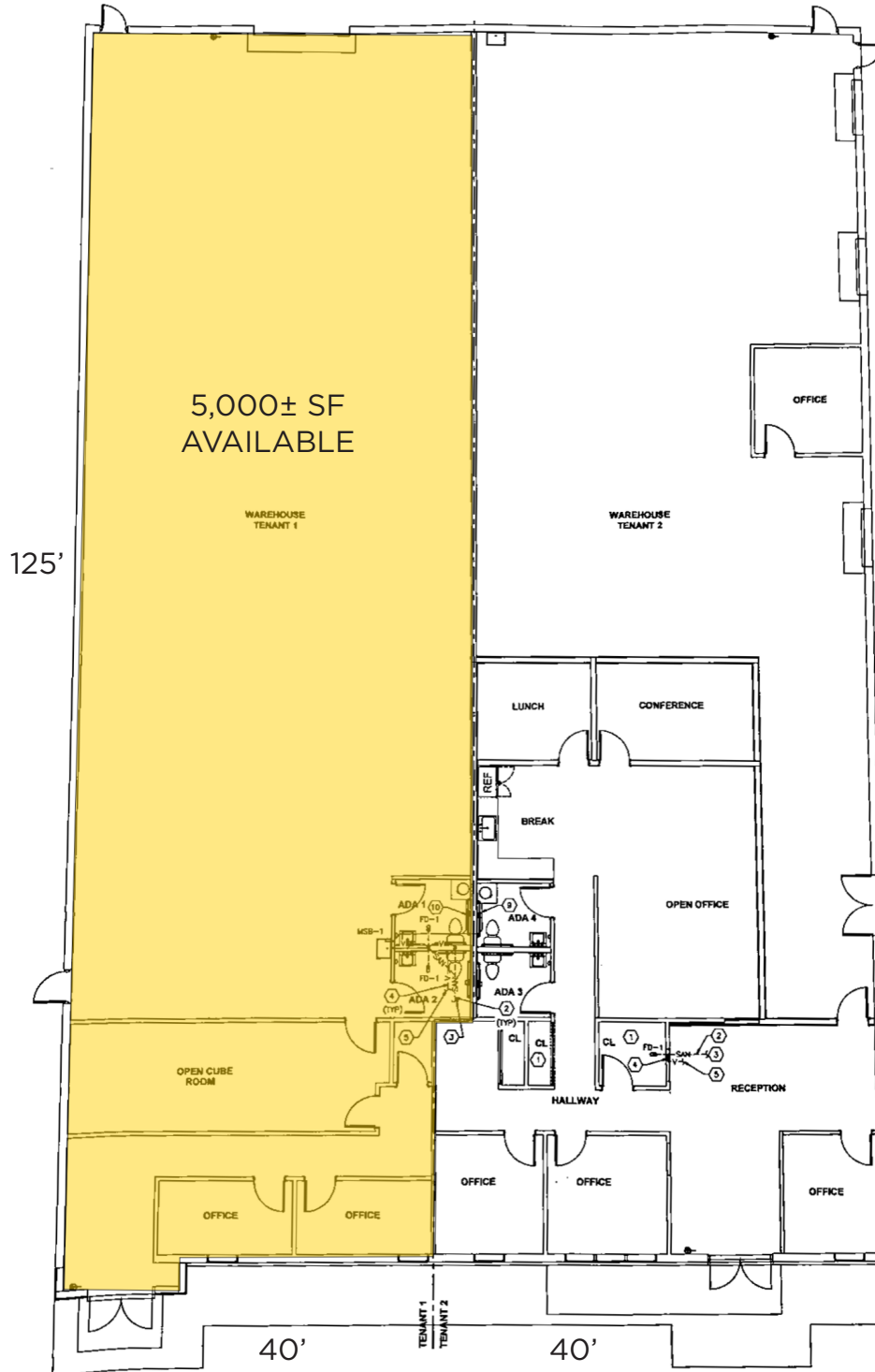
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Floor Plan



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