

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

Thomas Paine Parkway

1740-1760 Thomas Paine Parkway, Dayton , OH 45459

Exclusively Represented By:

Laurie Westheimer

Sales Associate

937 344 3478

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INDUSTRIAL SPACE FOR LEASE

Thomas Paine Parkway

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FOR LEASE

Executive Summary



Offering Summary

Lease Rate	\$12 - 13.79 SF/yr
Lease Type	NNN
GSF	19,697 SF
Site Size	2.66 Acres
Year Built	2017
Zoning	I-1
Ceiling Height	16

Property Overview

1740-1760 Thomas Paine Parkway is a climate controlled flex/industrial space with two available suites.

Suite F (1760) is an end unit space that is 5740 SF. The unit has two lavatories. There are 16 foot ceilings and a 10-foot drive-in door to the rear. The asking rent as-is \$12 per square foot. For Unit F, there is an additional Operating Expense Charge of \$1,253.95 per month.

Suite B (1744) is a flex space with office in the front 1/3 and warehouse in the rear 2/3. The office and warehouse are climate controlled. There are 16-foot ceilings and a 10-foot drive-in door in the rear. The asking rent is \$13.79 per square foot. For Unit B, there is an additional Operating Expense Charge of \$676 per month.

Tenants are responsible for gas, electric, and trash removal.

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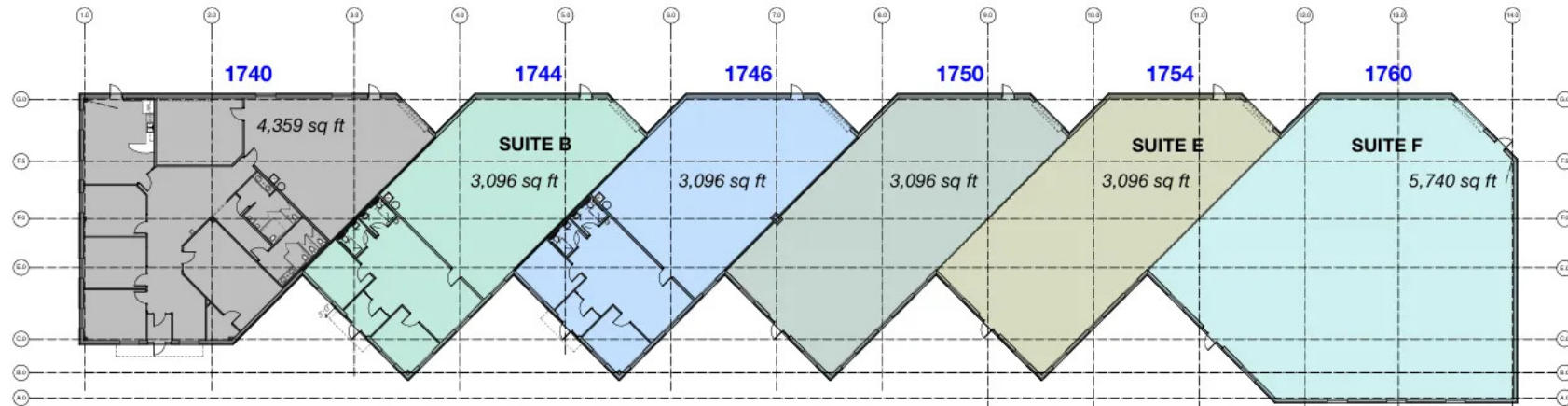
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Lease Spaces



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1744 Thomas Paine Parkway	Available	3,096 SF	NNN	\$13.79 SF/yr	Suite B (also known as 1744 Thomas Paine Pkwy) is 3,096 SF of office/warehouse space available for immediate occupancy. The front approximate 1/3 of the space is office with a vestibule, two private offices, and an open area that could function as a lobby, conference, training, or showroom area. There are also two finished lavatories. The remainder of the space is light industrial warehouse space with a 10-foot drive-in door at the rear. Asking rate is \$13.79 per square foot plus operating expenses of \$676 per month. Tenant responsible for gas, electric, and trash removal.
1760 Thomas Paine Parkway	Available	5,740 SF	NNN	\$12.00 SF/yr	Suite F (also known as 1760 Thomas Paine Pkwy) is 5740 SF of climate controlled industrial/flex warehouse space available for immediate occupancy. The space has one 10-foot drive-in door at the rear. There are also two lavatories. Asking rate is \$12 per square foot plus operating expenses of \$1,253.95 per month. Tenant responsible for gas, electric, and trash removal.

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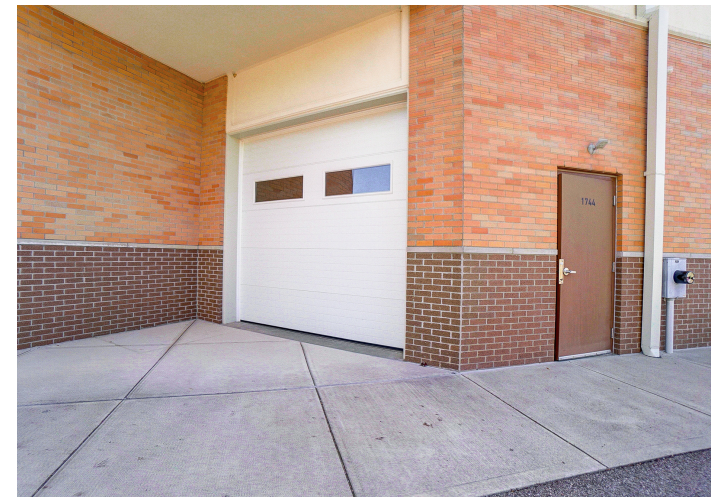
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Suite B Photos



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Suite F Photos



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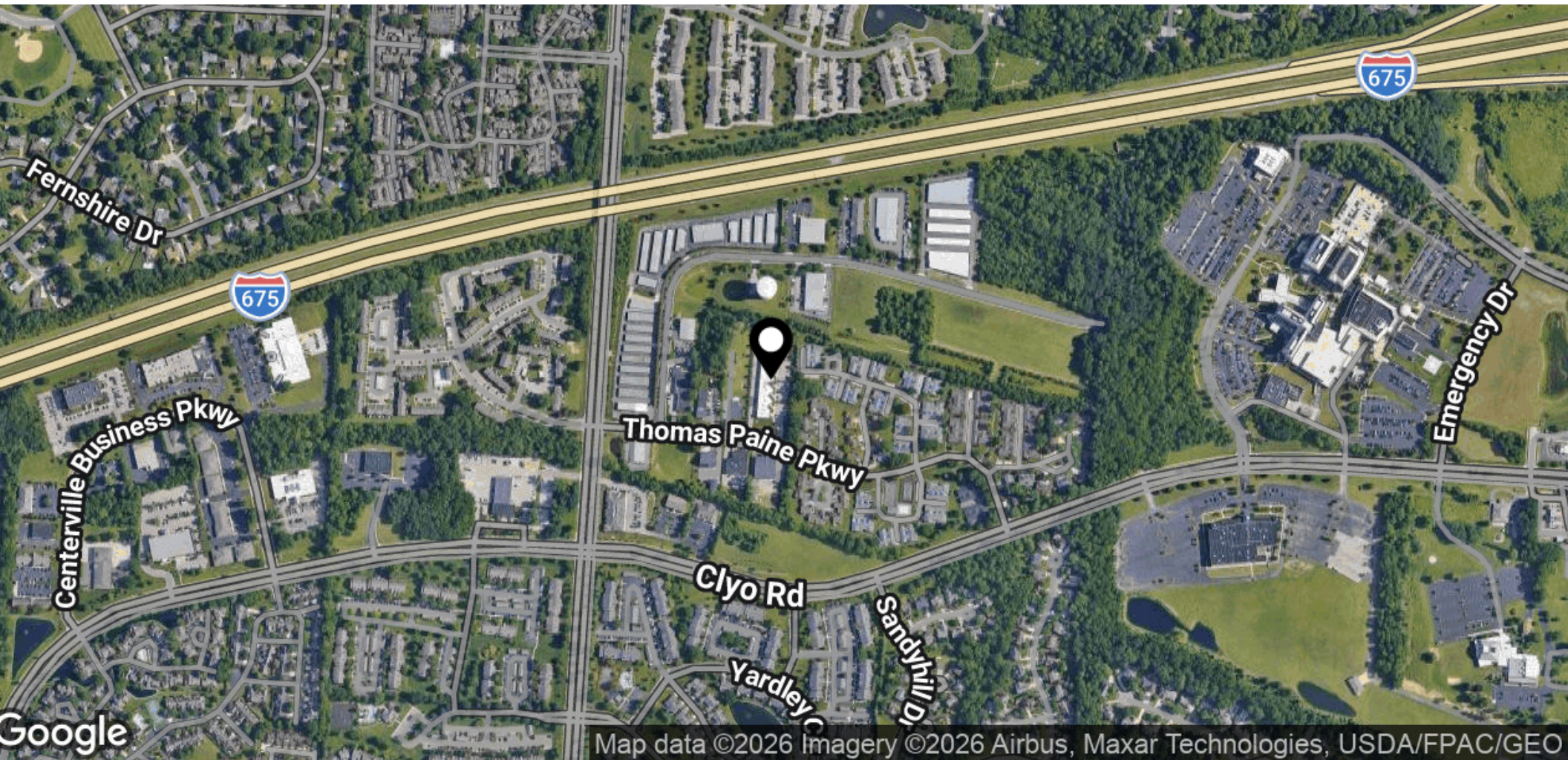
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Location Map



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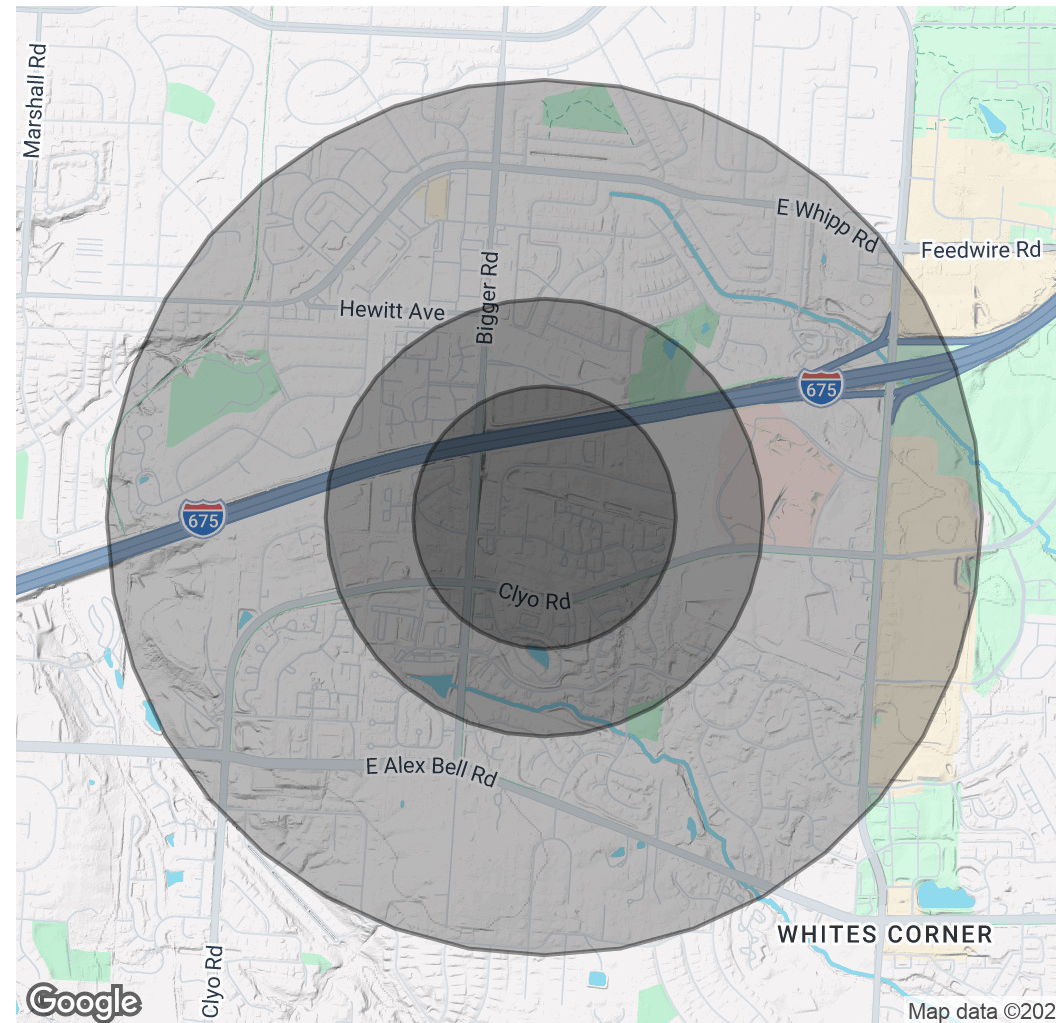
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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	367	2,275	8,921
Average Age	46	48	45
Average Age (Male)	44	46	43
Average Age (Female)	48	50	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	211	1,206	4,383
# of Persons per HH	1.7	1.9	2
Average HH Income	\$118,092	\$109,203	\$100,392
Average House Value	\$294,346	\$279,937	\$269,508

2020 American Community Survey (ACS)



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Meet The Team



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