



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

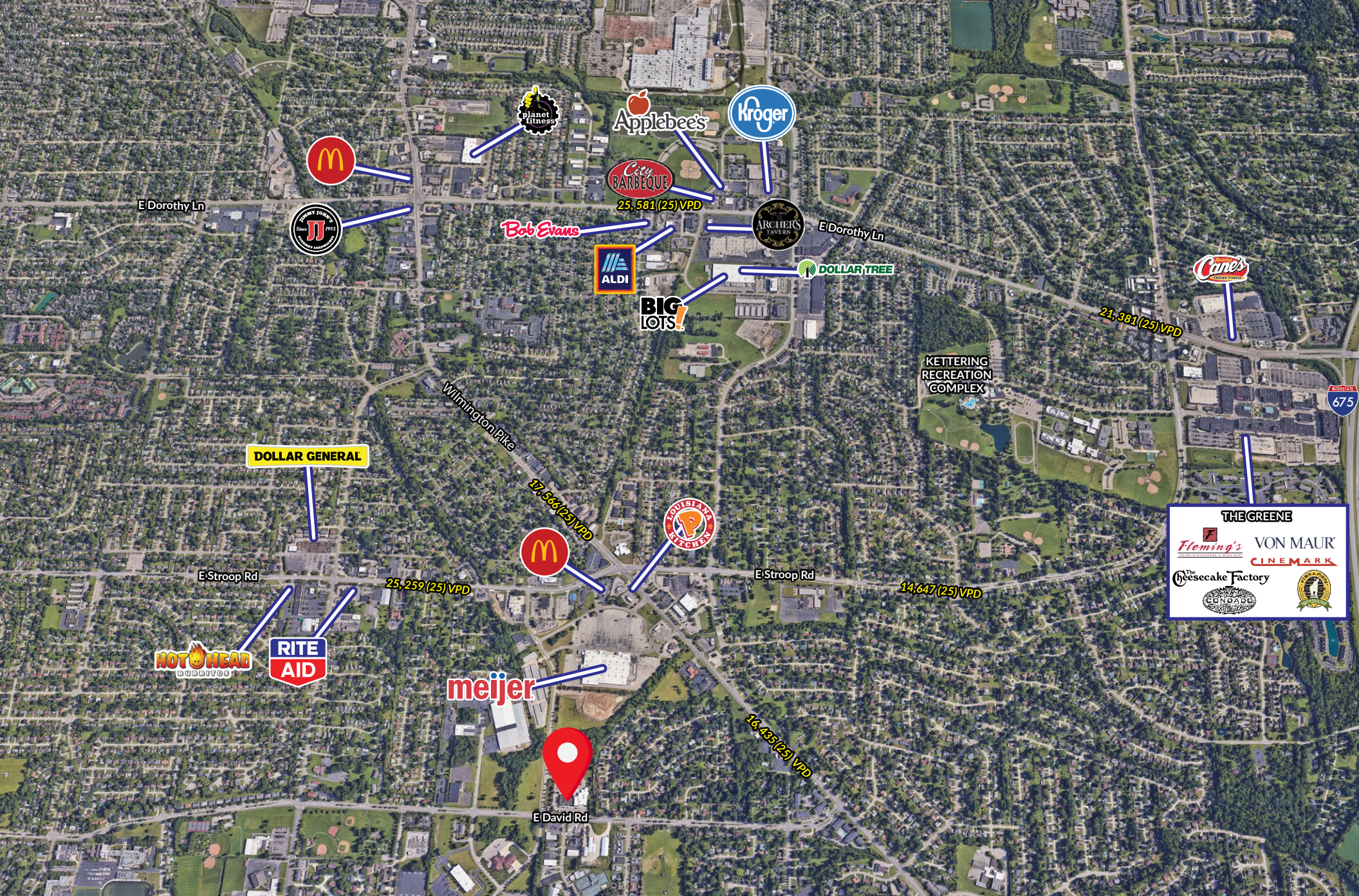


meijer

Hempstead Station Dr



E David Rd



25,581 (25) VPD



21,381 (25) VPD

E Dorothy Ln



E Dorothy Ln

KETTERING RECREATION COMPLEX



Wilmington Pike

17,566 (25) VPD



THE GREENE

Fleming's **VON MAUR**

CINEMARK

The Cheesecake Factory

FONDACO

E Stroop Rd

25,259 (25) VPD

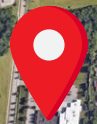


E Stroop Rd

14,647 (25) VPD



16,435 (25) VPD



E David Rd



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