



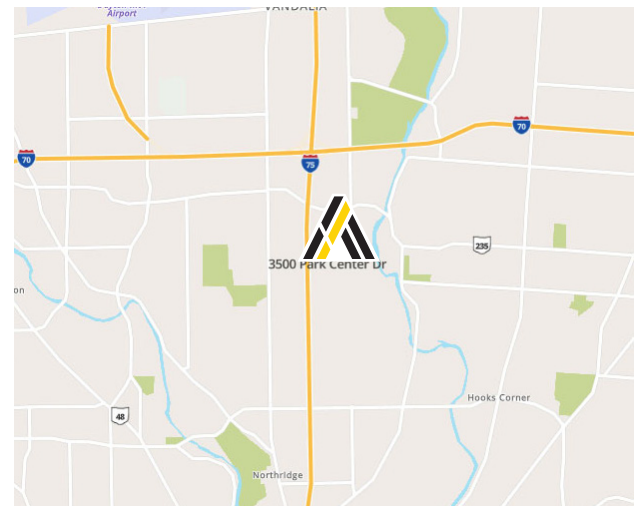
3500 Park Center Drive

Dayton, Ohio 45414

**LEASE RATE:
NEGOTIABLE**

Property Highlights

- **15,843± SF Total Available:** Expandable up to 28,000± SF featuring 13,543± SF warehouse/flex space and 2,300± SF office space suitable for warehouse, distribution, flex, showroom, service operations, technology, or light industrial users seeking a professional image with functional warehouse capabilities.
- **Versatile Air-Conditioned Warehouse Space:** 15' Clear height, 100% air conditioning throughout, and access to a private independent dock designed for efficient operations.
- **Strong Exterior Presence:** Modern tilt-up concrete construction with excellent on-building signage opportunities for high visibility.
- **Renovated Common Entry:** Recently upgraded, contemporary and inviting vestibule delivering a professional first impression.
- **Ample On-Site Parking:** Generous parking ratio ideal for high-density or growing teams.
- **Excellent Regional Connectivity:** Strategically positioned within the Miami Valley's highly accessible Corporate North business corridor near the intersection of I-70 and I-75 — widely recognized as the "Crossroads of America."
- **Outstanding Nearby Amenities:** Situated across I-75 from Dayton's vibrant "Restaurant Row," offering abundant dining and amenity options.



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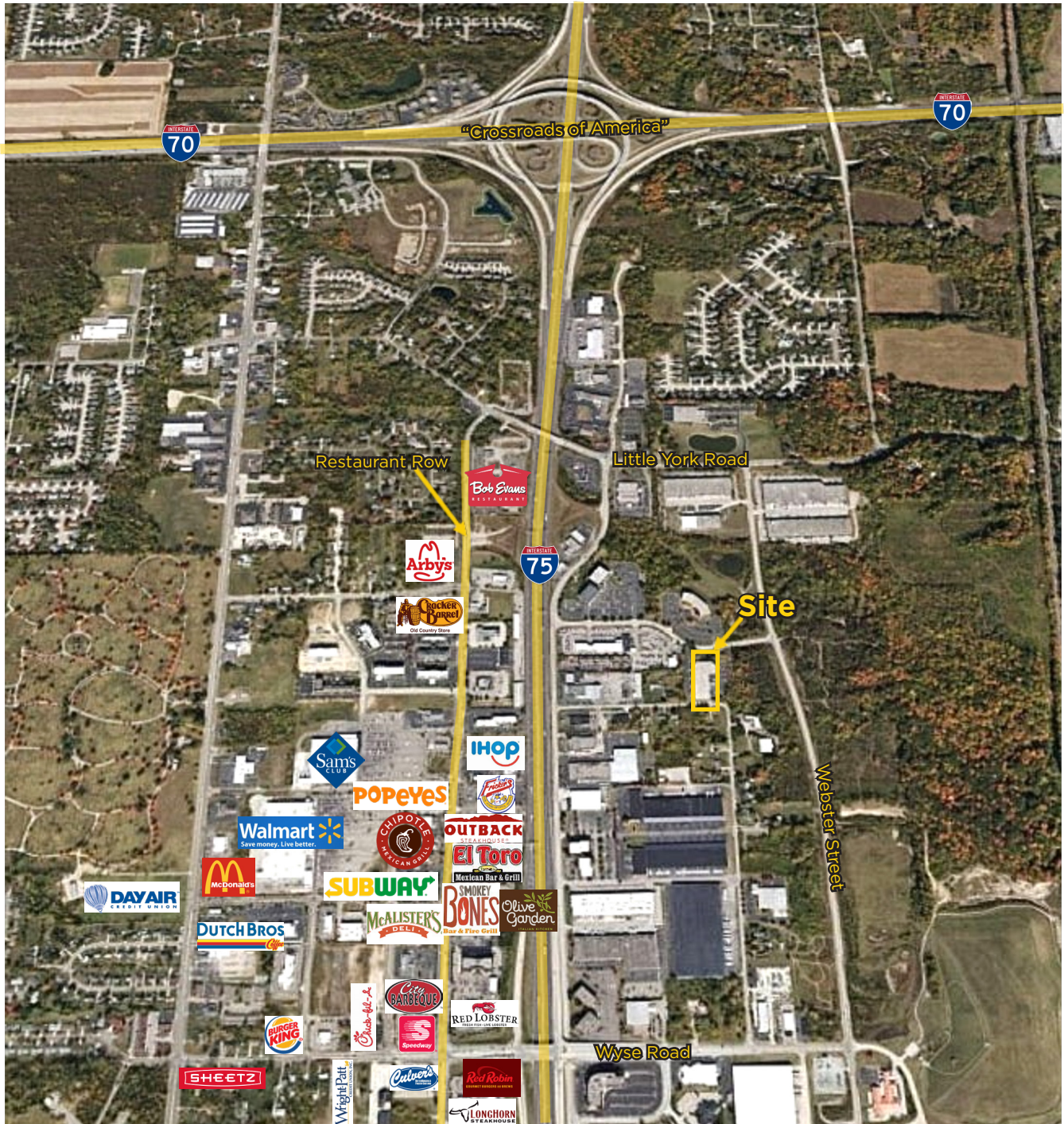
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Aerial



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