

Modern Manufacturing Space Fully Upgrade 2026

3909 Research Blvd., Beavercreek, OH 45430



Property Details

- Available: 67,311 SF
 - Docks: 5
 - Drive-in Doors: 1
- Coming available 5/2027: 32,940 SF
 - Docks: 8
 - Drive-ins: 1
- Clear Height: 24'
- ESFR Sprinkler
- Power: 6,000 amps/480V/3PH
- Recent full renovation including new roof, exterior paint, and pavement
- Bus duct power distribution
- No city income tax
- Immediate access to I-675
- Less than 10 miles to Downtown Dayton, OH



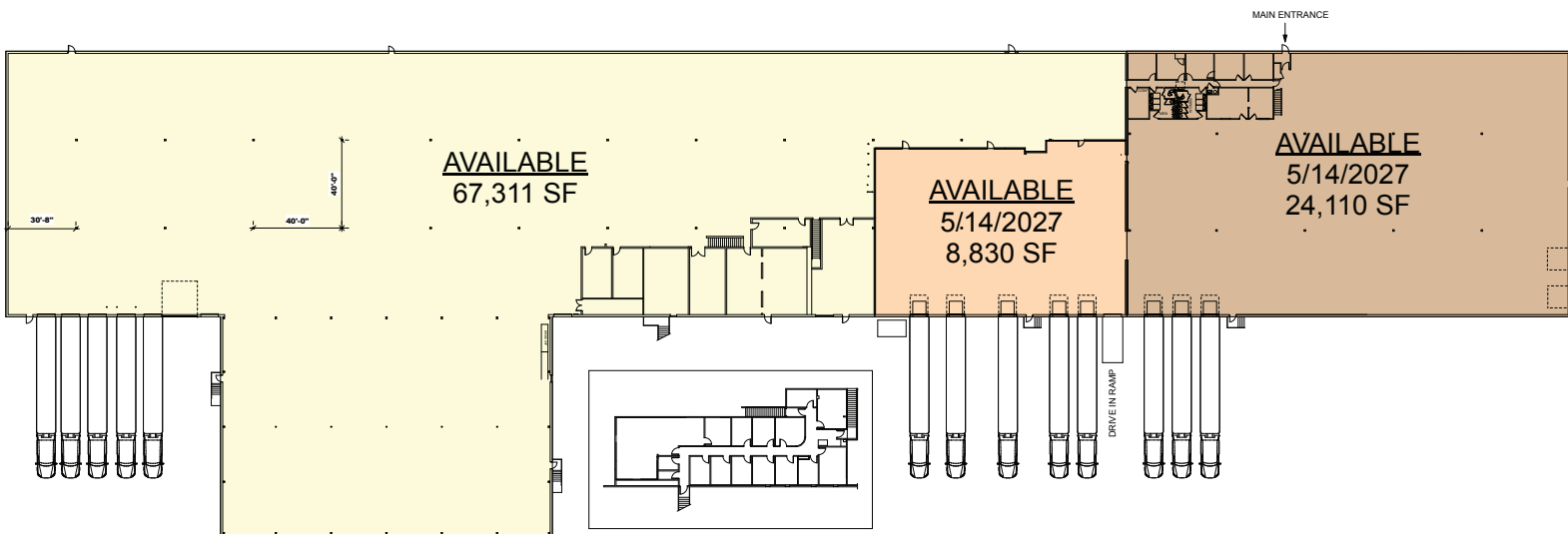
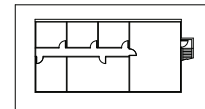
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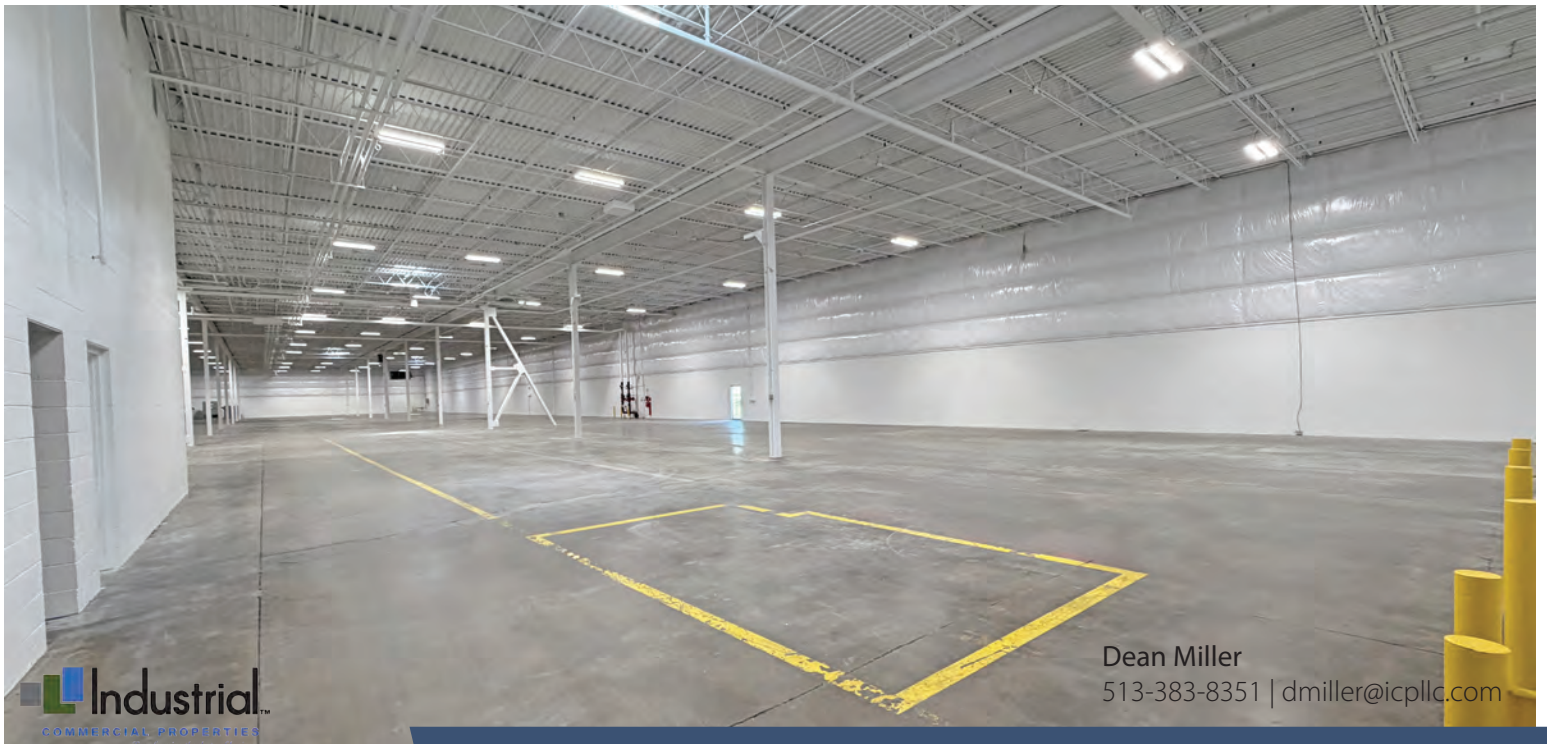
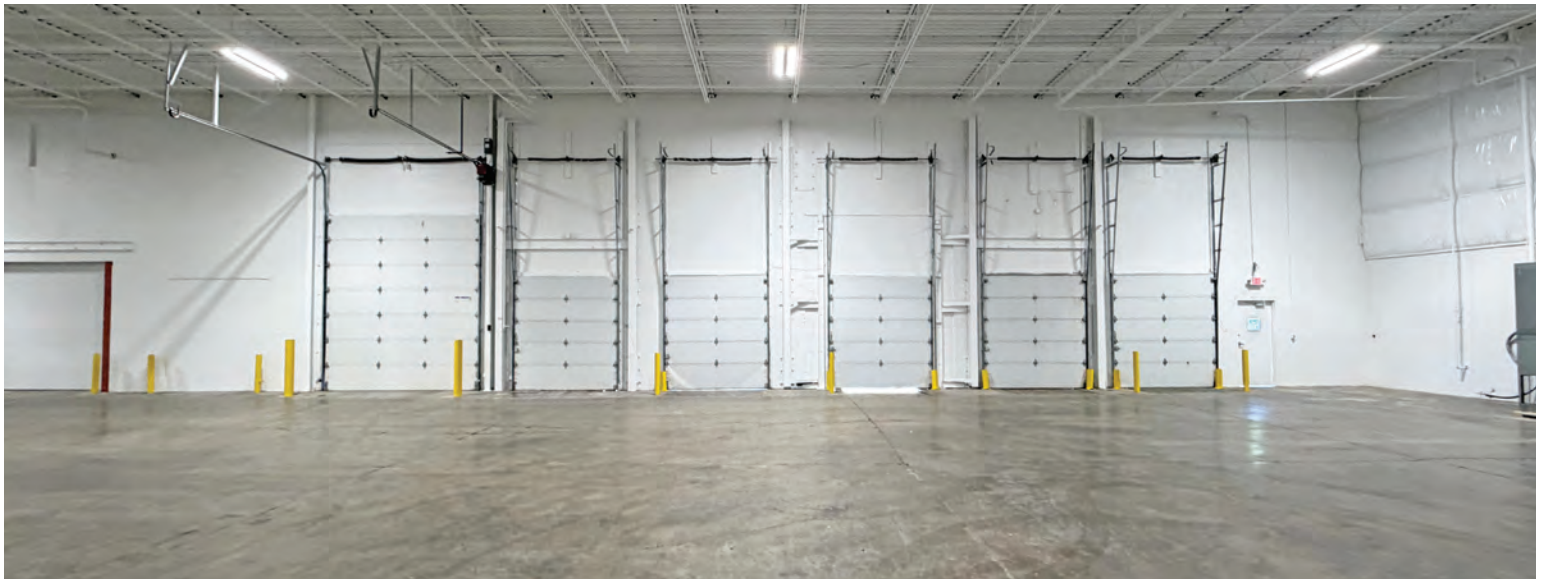


2nd FLOOR - 2,073 SF
NOT INCLUDED IN AREA CALC



2nd FLOOR OFFICE - 3,589 SF
NOT INCLUDED IN AREA CALC

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|-----------------------------|------------------------------------|---------------------------|---------------------------------------|
| Location: | Beavercreek, Ohio Greene County | Income Tax: | 0% Local |
| Available Space: | 67,311 SF | Roof: | New TPO Membrane |
| Available 5/2027: | 32,940 SF | Restrooms: | 1 Large Warehouse Set 1 Office Set |
| Clear Height: | 24' | Sprinkler: | ESFR |
| 2nd Floor Office: | Additional 3,589 SF | Heating: | Gas Air Rotation |
| Land: | 9.5 Acres | Trailer Parking: | Available |
| Total Building Size: | 106,692 SF | Lighting: | LED |
| Highway Access: | 1 Mile to I-675 & US 35 | Power: | 6000 Amps/ 480 V / 3PH |
| Year Built: | 1977-1990 | Electric Power: | DP&L |
| Construction: | Tilt-Up Concrete | Gas Provider: | Vectren |
| Column Spacing | 40x40 | Water: | Greene County |
| Bay Size: | 4800 SF | Sewer: | Greene County |
| Docks: | 13 | Internet Provider: | Spectrum Fiber |
| Zoning: | Light Industrial | Auto Parking: | 250 Plus |
| Drive-Ins: | 2 | | |