

AVAILABLE



2510 Lance Drive, Kettering, Ohio 45409

Sale Price:
\$925,000

25,250 Square Feet



3033 Kettering Blvd
Suite 111
Dayton, OH 45439
+1 937 222 7884

Renovations and Upgrades



- New HVAC throughout offices
- Upgraded electrical systems - \$300,000
- New phone wiring and Ethernet wiring throughout
- New lighting in most of building
- New server room with separate A/C and electric service
- New exhaust system in production area and new ducting
- New doors including roll ups and entry doors, fire doors

Interior

- All offices renovated - most new walls, insulation, ceilings, lamps
- New paint
- New carpeting and flooring
- New conference room
- New front private bathroom
- Most doors new
- New lunchroom with cabinets
- New walls, A/C and most lighting replaced in engineering area



Exterior

- New brickwork by flagpole
- New exterior building lights and parking lot lighting
- New cement driveways, pads and drains
- New landscaping, especially at rear
- New irrigation system
- New perimeter fencing



Property Highlights

- Renovated in 2013
- 5,000 SF office space
- 20,250 SF industrial space
- Situated on 2.51 Acres
- 1 Loading Dock With Leveler
- 1 Drive-in Door
- 12' - 14' Ceiling Heights
- New HVAC units
- Building Expandable up to an additional 24,000 SF
- Upgraded Electric Service
- Completely Redecorated Offices
- All New Lighting
- New Security System
- Zoned Industrial
- Fenced In Private Parking Lot with Automatic Gates
- 1600 Amp 240 Volt 3 Phase Service
- 6 Restrooms



Open Floor Plan



Electric System



Warehouse



Overhead Door



For leasing inquiries, please contact:

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