



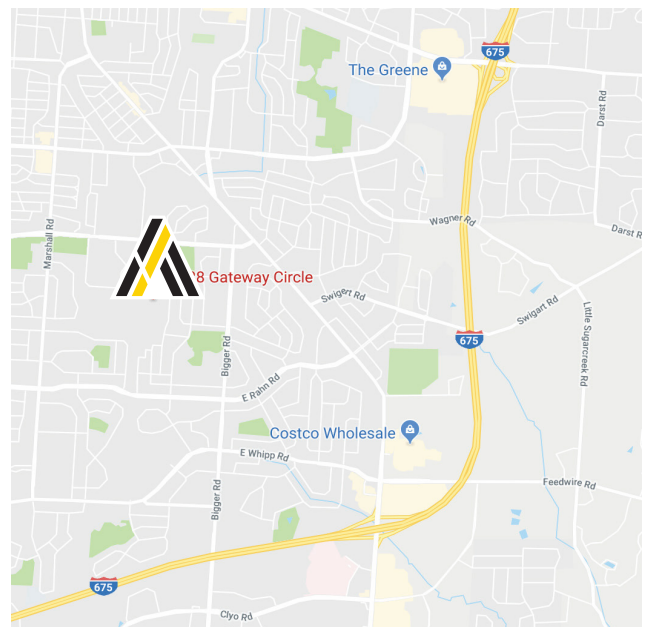
4738 Gateway Circle

Kettering, Ohio 45440

LEASE RATE:
\$8.95 PSF
(PLUS JANITORIAL)

Property Highlights

- 9,573 SF Available
 - Office: 2,898 SF
 - Warehouse: 6,675 SF
 - Space can be divided
- One (1) overhead drive-in door
- Two (2) common area loading docks
- Mix of private offices and open space with conference room and break room
- Ample parking and additional storage available for rent
- Located in close proximity to restaurants, grocery, entertainment and easy access to I-675



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Principal

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Senior Associate

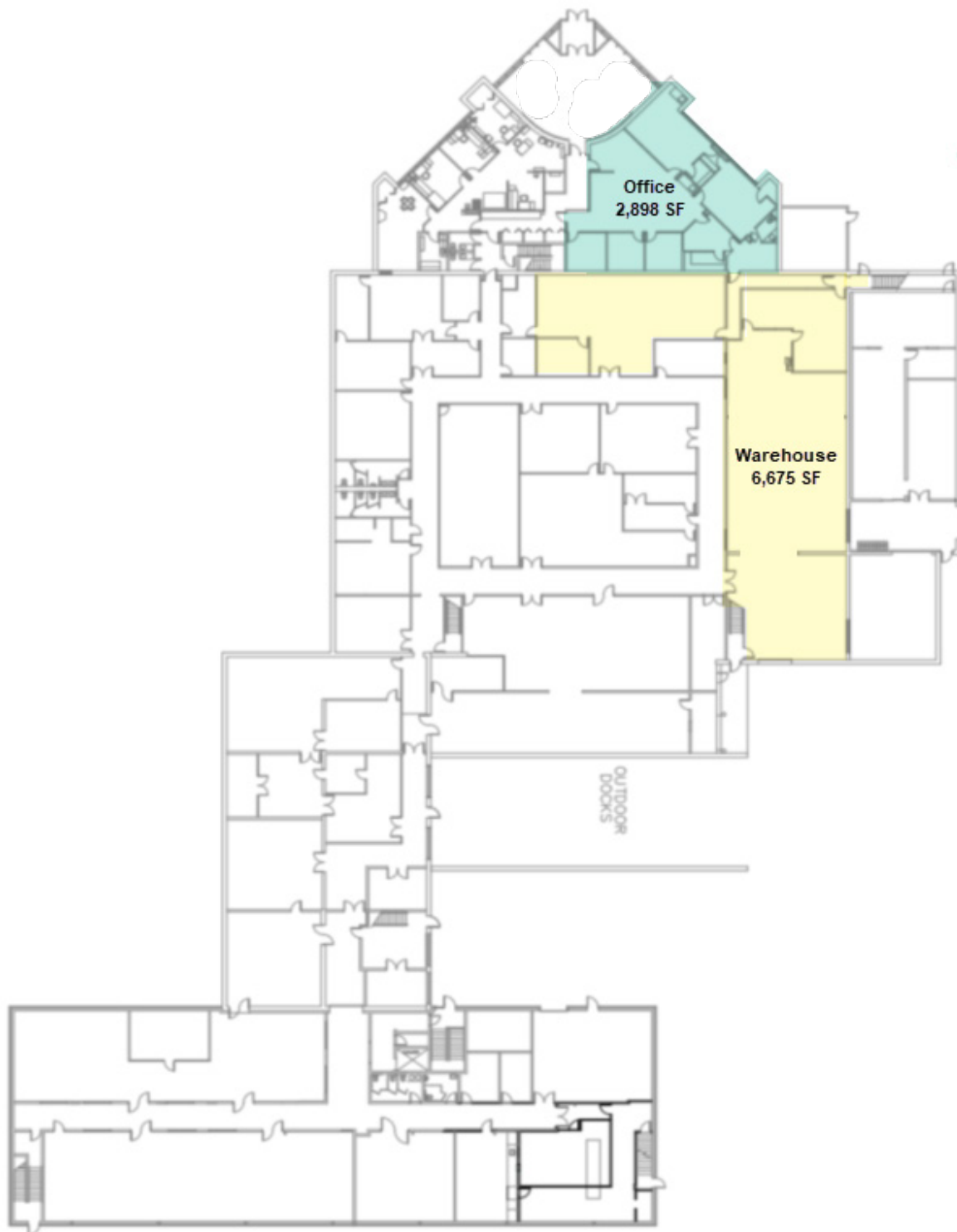
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Floor Plan



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