



Real Estate Services



# FOR LEASE!

# \$8.50/SF

4751 Gateway Circle STE R  
Dayton, OH 45440



## WELL POSITIONED KETTERING WAREHOUSE SPACE!

### PROPERTY FEATURES:

- 2,520 SF
- Half bath and compressor room included
- Landlord willing to modify space to accommodate new tenant
- 3-Phase Power
- 12-FT Overhead Door



- Commercial
- Investment
- CRE

Bob Caperna  
bcaperna@bcaperna.com  
937.470.0046

[www.MiamiValleyCRE.com](http://www.MiamiValleyCRE.com)



## Fact Sheet

<b>Rent:</b>	\$8.50/SF/Year Gross
<b>County:</b>	Montgomery
<b>City:</b>	Kettering
<b>Size:</b>	2,520 SF
<b>Year Built:</b>	1977
<b>Zoning:</b>	Industrial
<b>Parking Spaces:</b>	20 Spaces
<b>Roof:</b>	Flat
<b>HVAC:</b>	Yes
<b>Electric:</b>	3-Phase/800 Amp
<b>Baths:</b>	3 Half Baths

### Property Description:

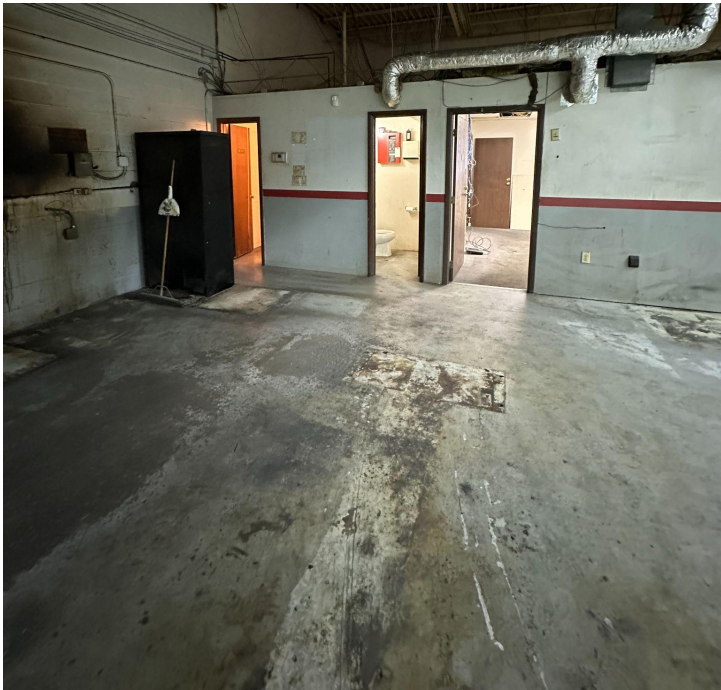
**2,520 SF of Manufacturing Warehouse Space with an Office area and three half baths. The landlord is willing to modify space to accommodate new tenant. Equipped with 3-phase power and has a 12FT overhead door. Please call listing agents with any questions. Includes paint-booth with exhaust fan.**



- Commercial
- Investment
- CRE

Bob Caperna  
bcaperna@bcaperna.com  
937.470.0046

[www.MiamiValleyCRE.com](http://www.MiamiValleyCRE.com)



- Commercial
- Investment
- CRE

Bob Caperna  
bcaperna@bcaperna.com  
937.470.0046

[www.MiamiValleyCRE.com](http://www.MiamiValleyCRE.com)



- Commercial
- Investment
- CRE

Bob Caperna  
bcaperna@bcaperna.com  
937.470.0046

[www.MiamiValleyCRE.com](http://www.MiamiValleyCRE.com)



Real Estate Services



- Commercial
- Investment
- CRE

Bob Caperna  
bcaperna@bcaperna.com  
937.470.0046

[www.MiamiValleyCRE.com](http://www.MiamiValleyCRE.com)