



# 2000 Composite Drive

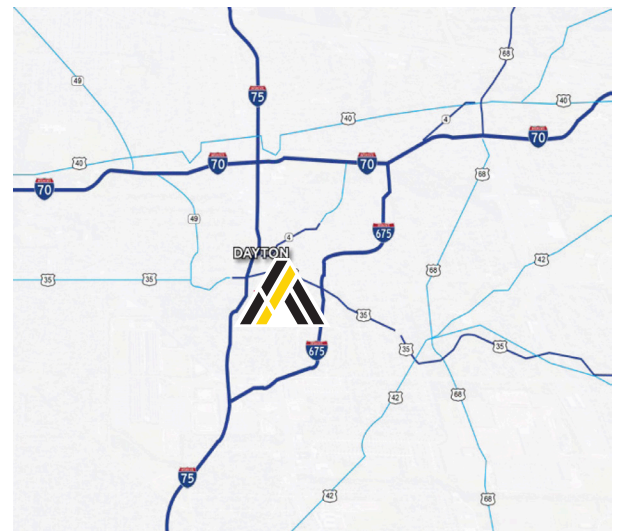
Dayton, Ohio 45420

**LEASE RATE:**

**\$3.75 PSF NNN**

## Property Highlights

- 196,000 Total SF
- 80,000 SF Available
- 6+ Acres of Parking Available
- 15+ Acres
- Bus Lines Nearby
- Space uses Office / Warehouse / Distribution / Flex / Light Industrial / Manufacturing / Call Center
- Dayton International Airport is located 16 miles northwest via I-75/I-70



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Dayton, Ohio 45420

## Industrial Space

### Building Specifications

<b>Location:</b>	Kettering Business Park, Kettering, Ohio
<b>Building Size:</b>	196,000 Total SF ; 80,000 SF Available
<b>Acres:</b>	5,000± SF insulated metal garage/storage building with separate 100 Amps/120 Volt
<b>Clear Height:</b>	14' - 26'
<b>Jurisdiction:</b>	Montgomery County
<b>Fire Suppression:</b>	Separately Metered for Each Tenant
<b>Heating:</b>	Fully Sprinklered
<b>Airport:</b>	Dayton International Airport is located 16 miles northwest via I-75/I-70.
<b>Bay Size:</b>	43' x 180'
<b>Loading Doors:</b>	Multiple
<b>Construction:</b>	Concrete Construction
<b>Power:</b>	Heavy Power
<b>Transportation:</b>	Bus Lines Nearby
<b>Parking:</b>	6+ Acres of Parking Available
<b>Uses:</b>	Office / Warehouse / Distribution / Flex / Light Industrial / Manufacturing / Call Center
<b>Lease Rate:</b>	\$3.75 psf NNN

### Photos



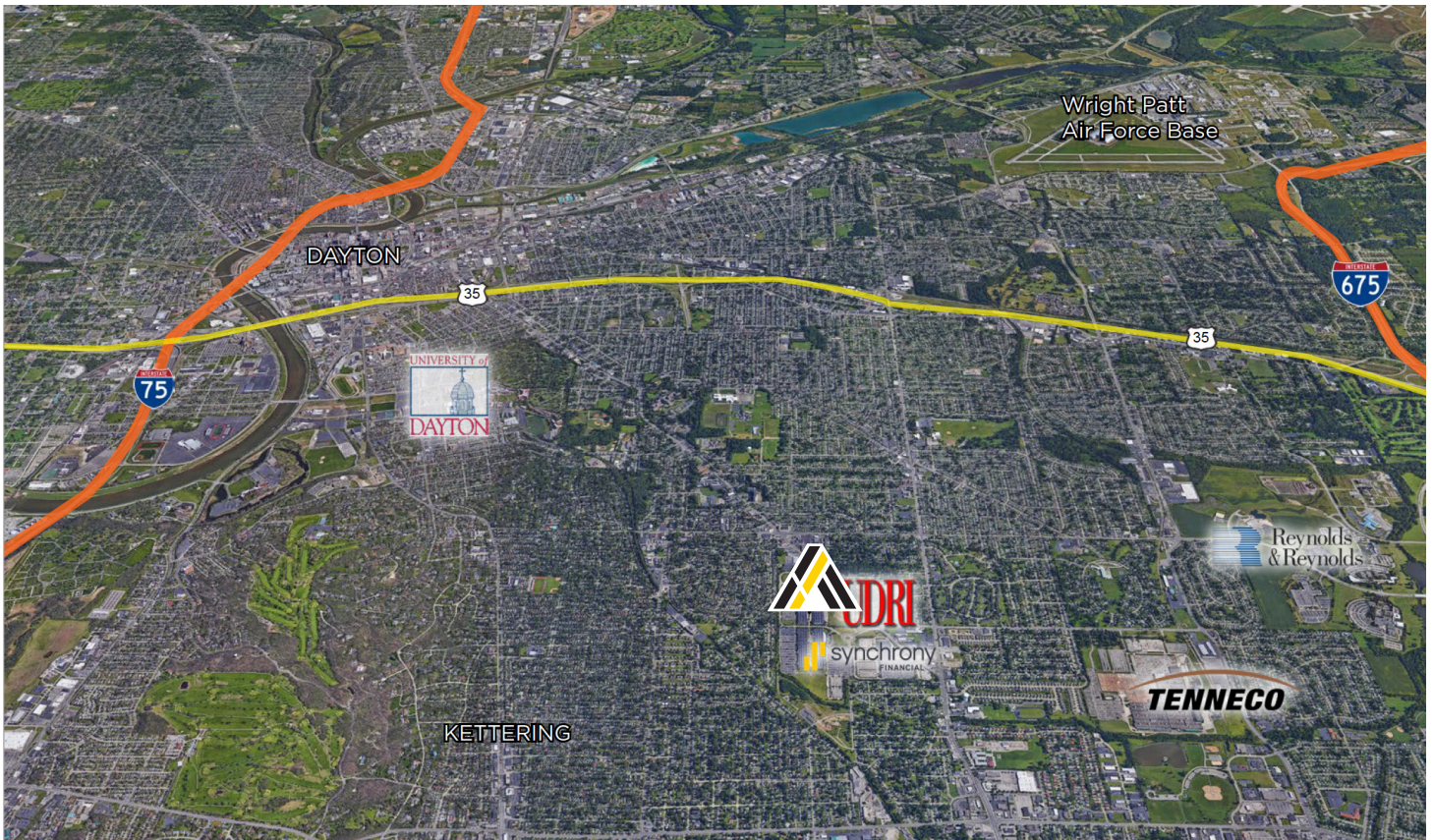
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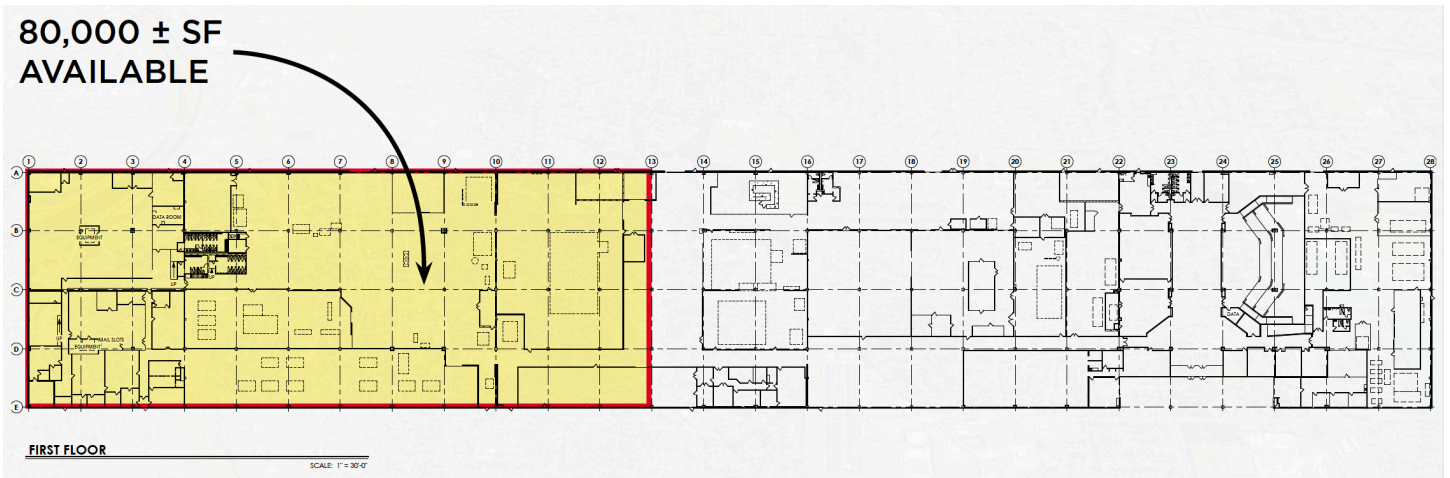


## Aerial and Location Map



## Floor Plan

80,000 ± SF  
AVAILABLE



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