



For Lease

Multi Purpose Industrial Building

Beaver Park Business Center

820-840 Distribution Drive | Beavercreek | Ohio | 45434

Lease Rate:

\$4.50 /SF NNN

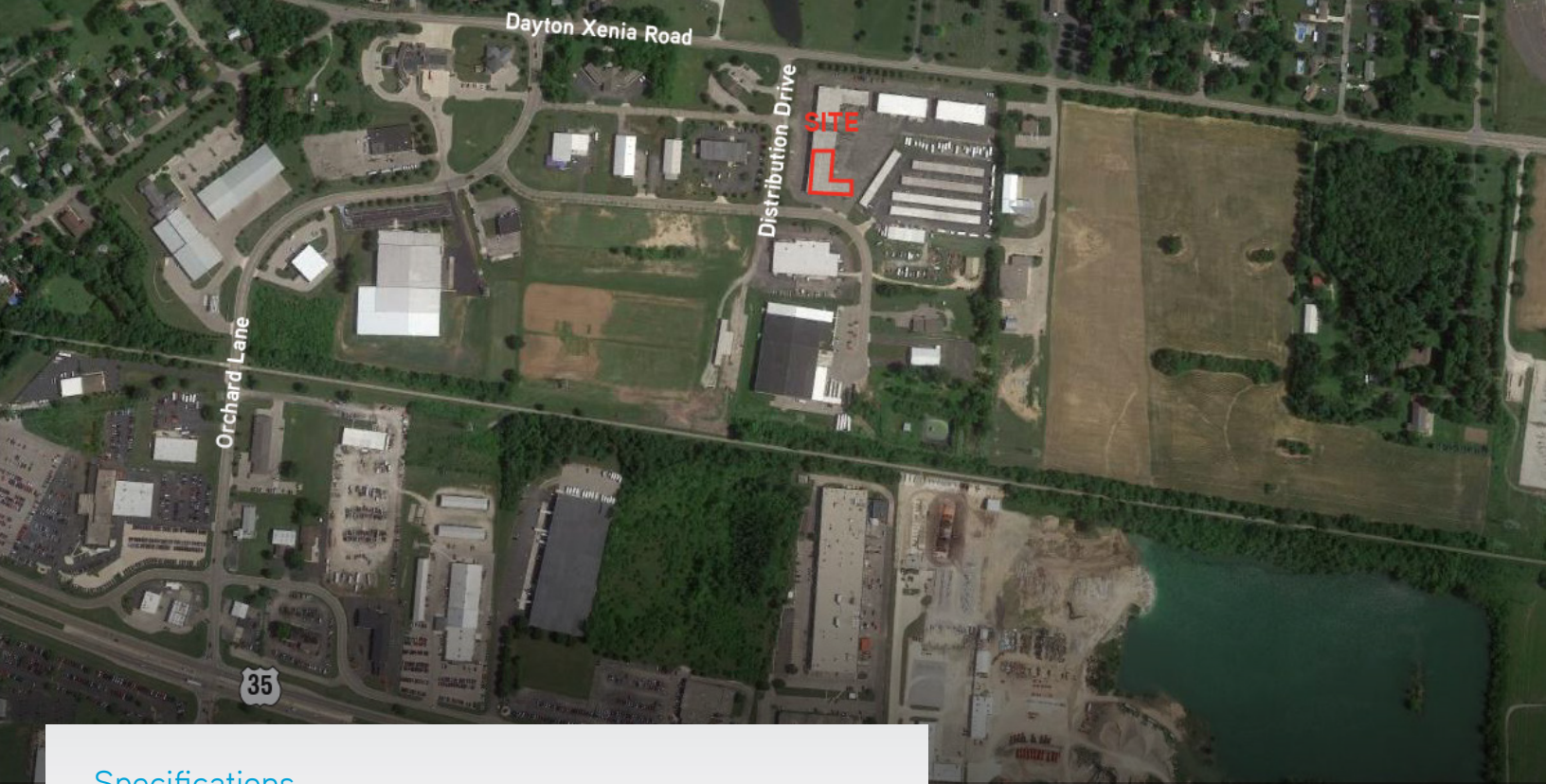
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CLOCKWISE FROM TOP:
Aerial view // Shipping // Parking // Warehouse



Specifications

Building Type	Multi Tenant/Block & Brick
Available Space	<ul style="list-style-type: none"> Immediately: 820-824 Distribution Drive 5,368-12,862 SF Available 8/1/18: 832-834 Distribution 2,044-7,491 SF
Multi Purpose	Office- Warehouse, Research/Tech., Light Manufacturing, Flex Space
Location:	<ul style="list-style-type: none"> Beavercreek Township at the intersection of Dayton Xenia Road and Distribution Drive. Less than 1 mile to US 35
Clear Height	14'-17'
Docks	3 with levelers, 10' by 9'
Power	Single phase 200amp, 250 volt
Heat	Coravac and gas fired
Lease Rate	\$4.50/SF NNN
Amenities	<ul style="list-style-type: none"> No personal income tax in Beavercreek Township Locally owned and professionally managed Reception Area Break Room Multiple private offices Skylights and windows No floor drains Mens/Womens restrooms

Area Demographics

* Full demographics can be provided on request



Current Population
(2017)

79,446



Projected Population
(2020)

81,288



Current Households
(2017)

33,167



Projected Households
(2022)

34,303



Average Household Income (2017)

\$101,685

* Based on 5 mile radius

Contact Us:

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