



Beavercreek Office/Warehouse/  
Showroom For Sale



1395 Research Park Drive  
Beavercreek, Ohio 45432  
6,276 Square Feet



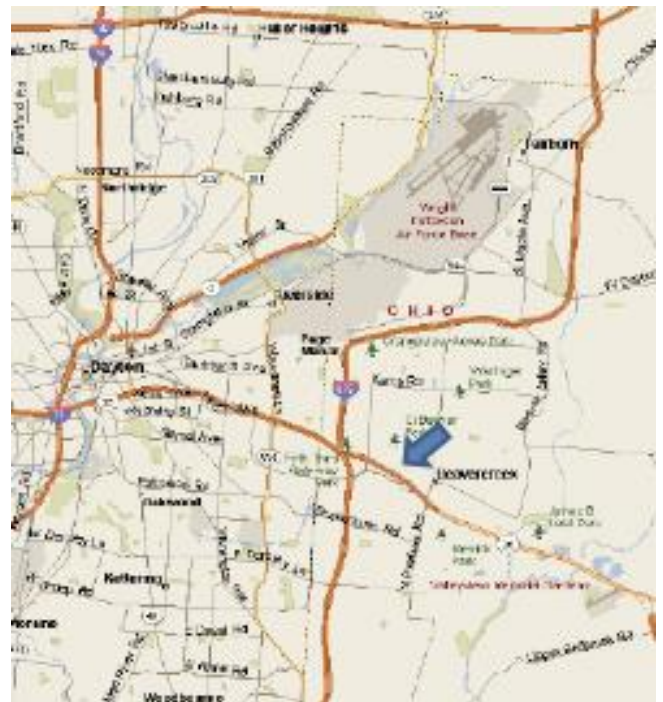
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No representation or warranty is made regarding the completeness or accuracy of this information or the condition of the property. Terms and conditions are subject to change or withdrawal without notice. Any predictions of future events are based on assumptions which may or may not occur. You should do an independent investigation and consult your advisors with respect to an investment in or lease of this property.



## LOCATION

- 1395 Research Park Drive
- Beavercreek, Ohio 45432
- Across from the Beavercreek City Building
- From N. Fairfield, West on Dayton-Xenia 1/2 mile to Left on Research Park Drive



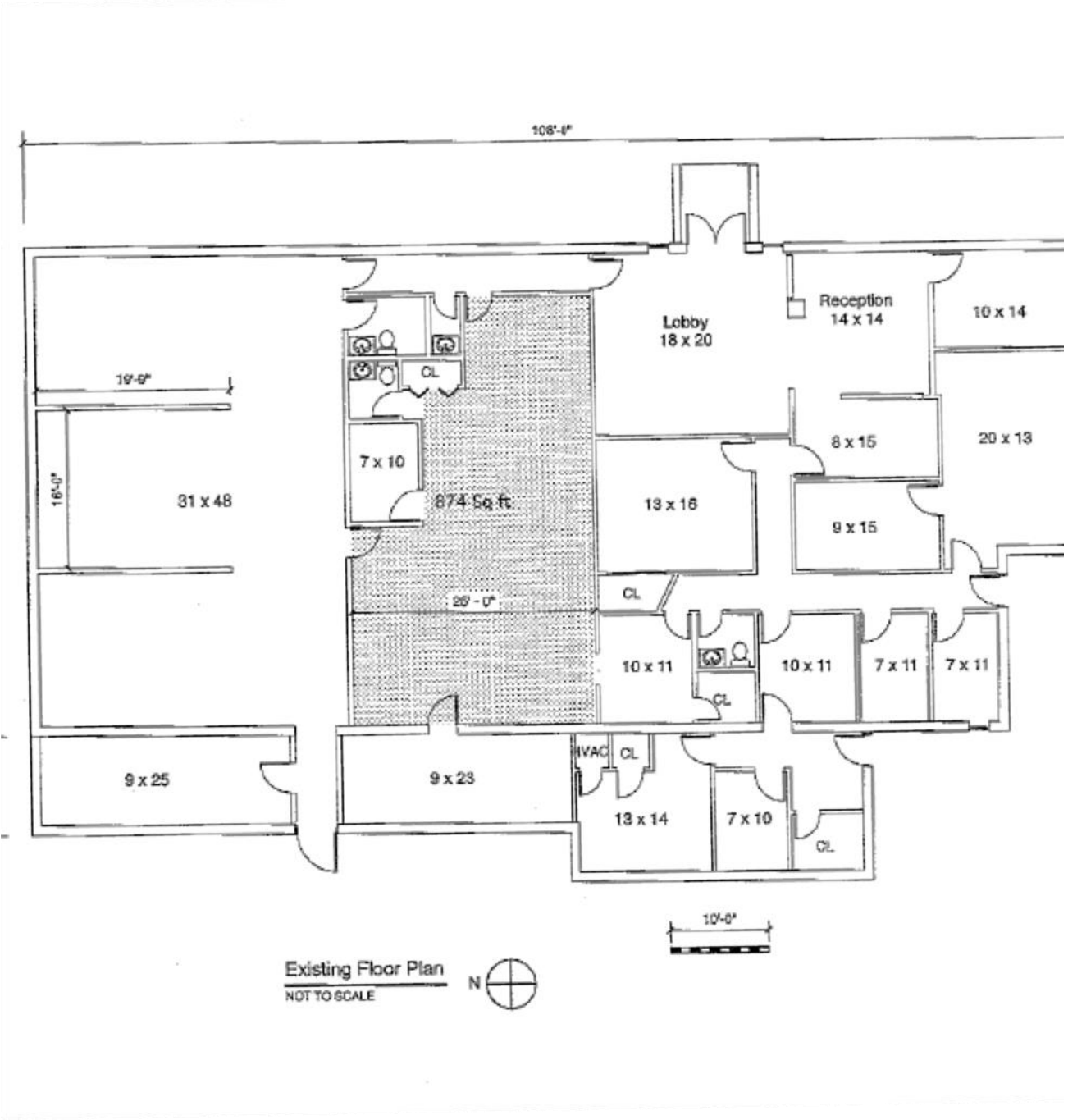


- 1395 Research Park Drive
- 6,276 SF Building
- One Acre Site
- For Sale \$325,000.00
- Available Now
- No Local earnings Tax
- 26 Parking Spaces
- Constructed in 1981
- Roof Membrane Replaced 2017
- 600 Amp Electric



- Animal Daycare & Kennel
- Business Office
- Construction Services
- Dental Service
- Health Club
- Machine Shop
- Storage
- Veterinary Office & Clinic





Existing Floor Plan  
NOT TO SCALE