



Beavercreek Office/Warehouse/  
Showroom For Sale



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



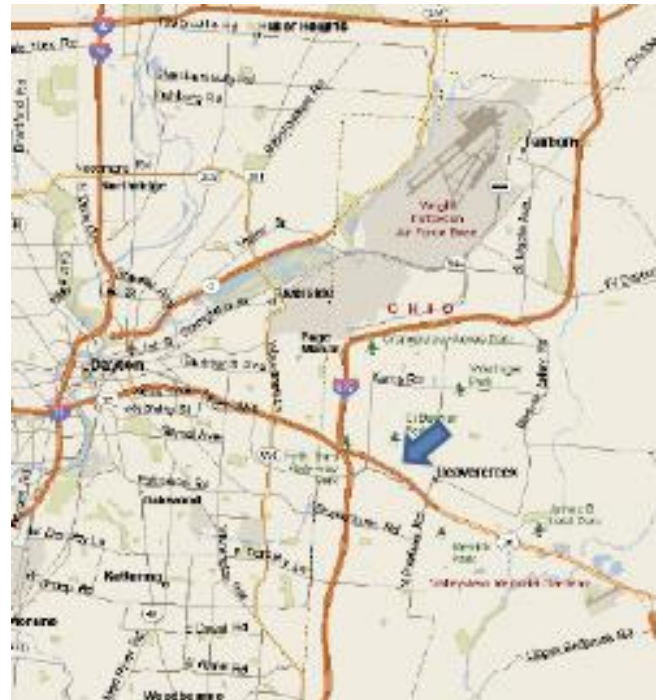
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No representation or warranty is made regarding the completeness or accuracy of this information or the condition of the property. Terms and conditions are subject to change or withdrawal without notice. Any predictions of future events are based on 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
- Beaver Creek, Ohio 45432
- Across from the Beaver Creek City Building
- From N. Fairfield, West on Dayton-Xenia 1/2 mile to Left on Research Park Drive





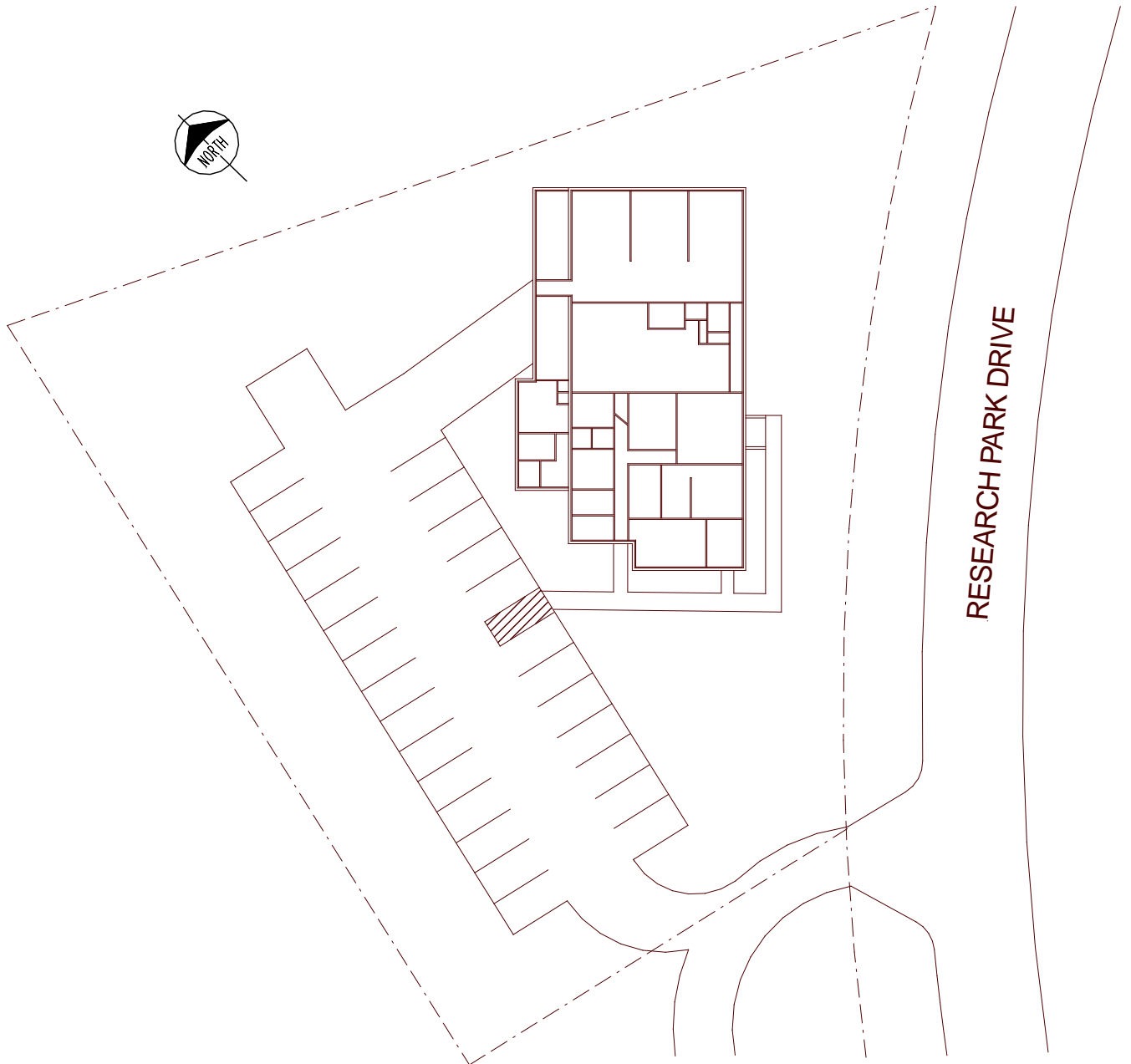


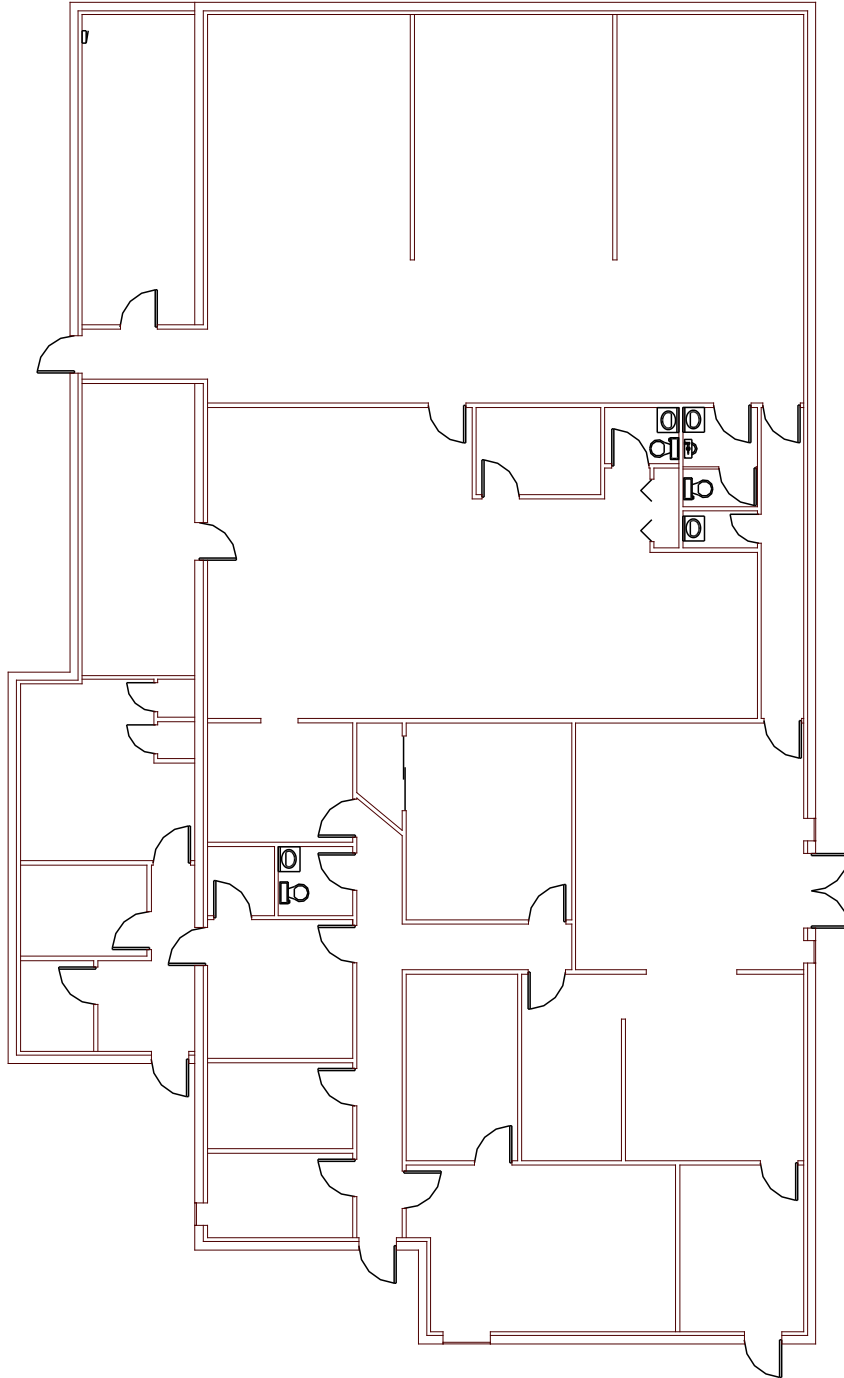
- 1395 Research Park Drive
- 6,276 SF Building
- One Acre Site
- For Sale \$325,000.00
- Available Now
- No Local earnings Tax
- 26 Parking Spaces
- Constructed in 1981
- Roof Membrane Replaced 2017
- 600 Amp Electric



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











Medical Office Building, Union, KY



Surgery Center, Centerville, OH



Community College, Mason, OH



Industrial, Miamisburg, OH

## WHO WE ARE

We have been active in all aspects of commercial and investment real estate since 1981.

Our strength is the experience we have acquired, the contacts we've made over the last 40 years, and our ability to adapt the lessons learned to today's business environment.

Our office is strategically located between Cincinnati and Dayton along the I-75 corridor.

## WHAT WE DO

### CONSTRUCTION SERVICES

We provide design, estimating and construction services for new buildings, renovations, expansions and interior construction.

### PROPERTY MANAGEMENT

We provide commercial property management and facility management. Our services include budgeting, administration, financial reporting, tenant relations, 24-Hour maintenance response and capital expenditure or replacement programs.

### SALES & LEASING

We have successfully completed numerous Business Office, Medical Office, Retail and Industrial Sale and Lease transactions. Our services include the preparation of marketing materials, posting on popular online commercial listing services, exposure of the property information to the potential prospect market and regional commercial brokers and guidance through the sale or lease process.

