



Washington Township
Proposed Office/Warehouse
Build-to-Suit For Sale



Success Lane Business Park
Dayton (Washington Township), Ohio 45458
Up to 12,500 Square Feet



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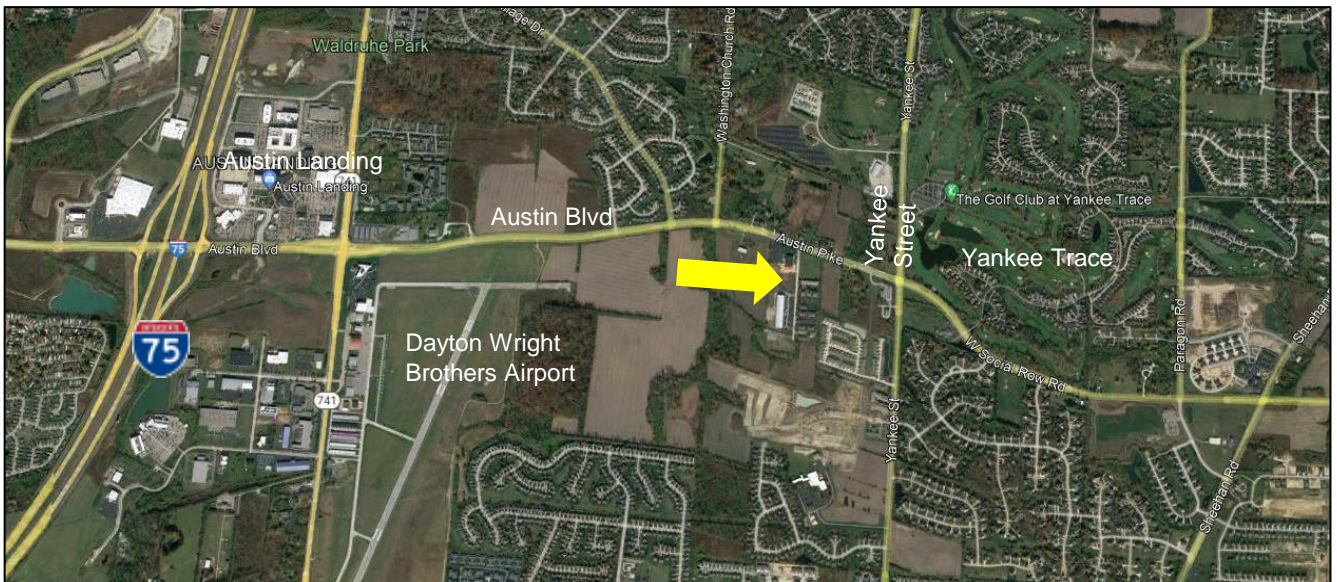
No representation or warranty is made regarding the completeness or accuracy of this information or the condition of the property. Terms and conditions are subject to change or withdrawal without notice. Any predictions of future events are based on assumptions which may or may not occur. You should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

10521 Success Lane

- Dayton, Ohio 45458
- Washington Township
- Off Austin Blvd 1.7 Miles East of I-75 & Austin Landing
- ¼ Mile West of Golf Club at Yankee Trace
- Next to South Metro Sports
- No Local Earnings Tax in Township

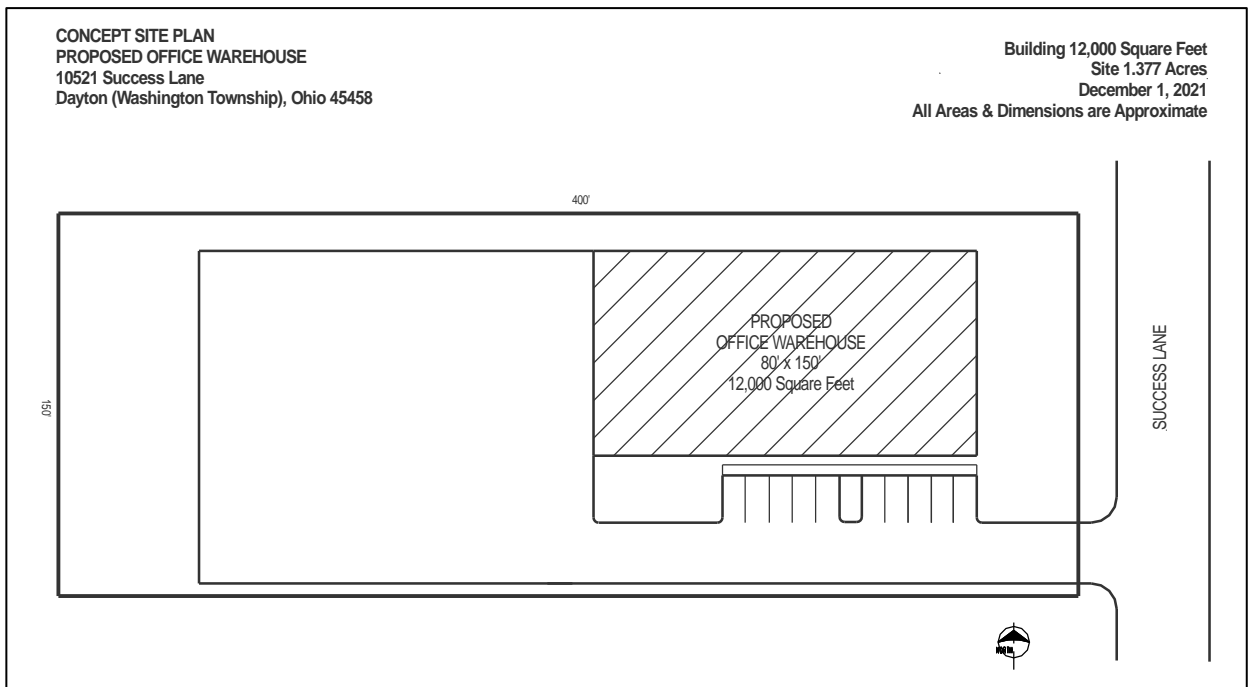
I-1 Washington Township Zoning *

- Manufacturing, Machine Shops, Tool & Dye
 - Equipment, Auto & Truck Rental, Sales & Service
 - Indoor Recreation
 - Office
 - Warehouse
- * See Zoning Resolution for specific uses & conditions.



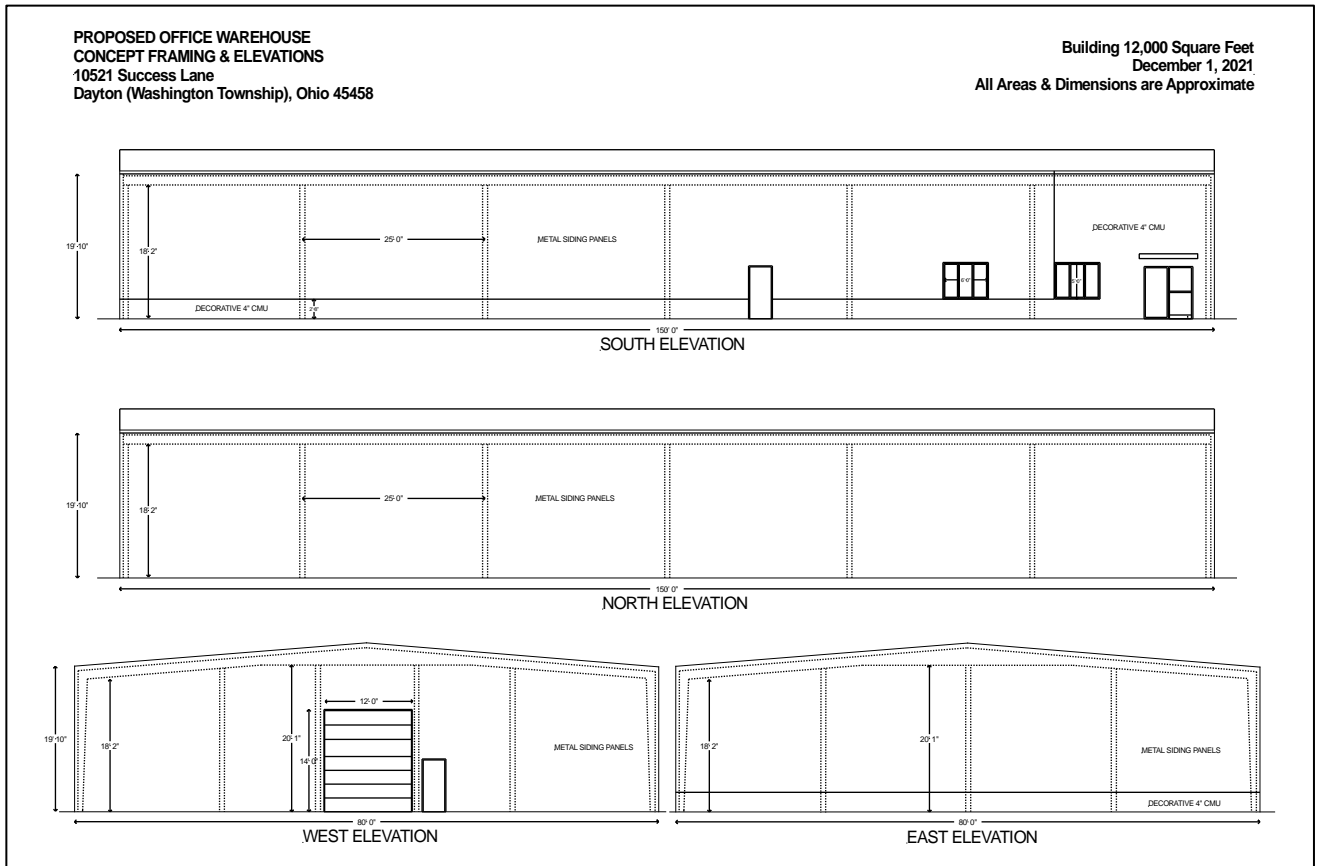
SITE PLAN CAN BE DESIGNED TO FIT YOUR NEEDS

- 1.377 Acres
- Lot 150' x 400'
- 12,000 Square Foot Building
- Asphalt Car & Truck Areas
- 10 Parking Spaces
- Truck Turning Area
- Montgomery County Water & Sewer
- Vectren Natural Gas
- AES 3-Phase Electric



BUILDING CAN BE DESIGNED TO FIT YOUR NEEDS

- Steel Frame Structure
- Standing Seam Metal Roof
- Metal Wall Panels
- Decorative Block Accent Walls
- 12' x 14' Overhead Drive-In Door
- Aluminum Gutters & Downspouts
- Double Sloped 1:12 Roof
- Side Wall Clear Height 18' 2"
- Center Clear Height 20' 1"
- Maximum Outside Height 23' 2"
- Wall Insulation 6" R-19
- Roof Insulation 8" R-25

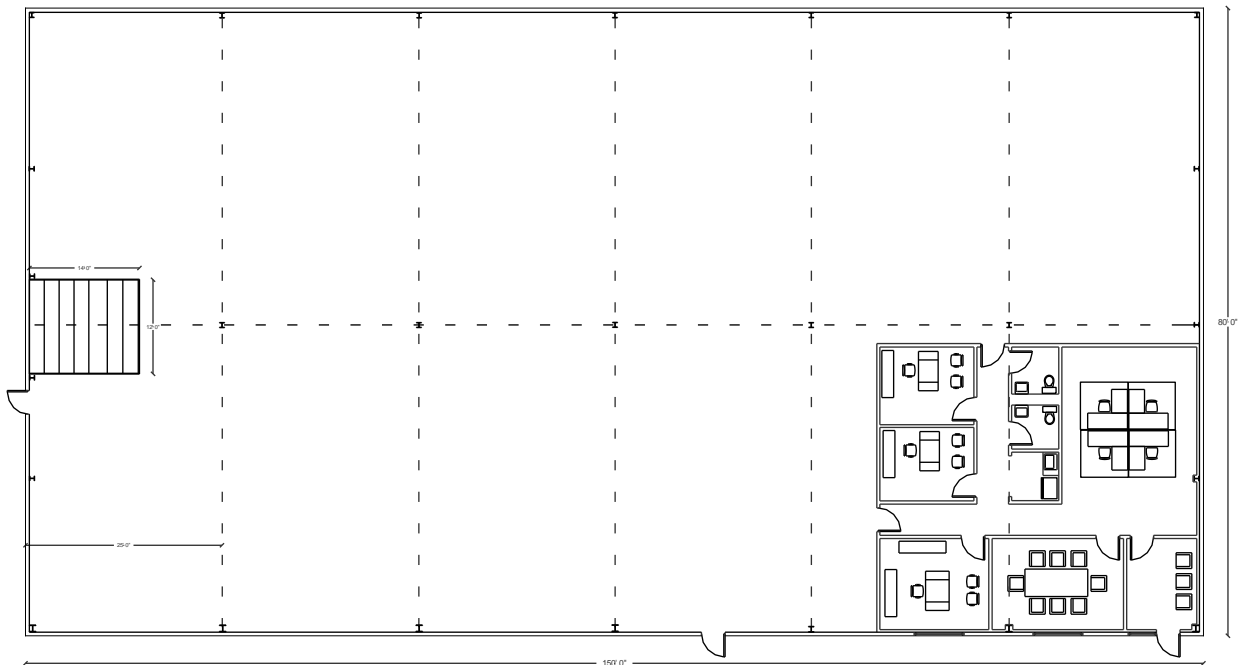


FRAMING & OFFICE LAYOUTS CAN BE DESIGNED TO FIT YOUR NEEDS

- Concrete Footers & Foundation
- 6" Concrete Floor in Warehouse Area
- Natural Gas Unit Heaters in Warehouse
- Air Conditioning & Natural Gas Heat in Offices
- 2' x 8' LED Lighting in Warehouse
- Metal Stud Office Wall Framing
- Two Restrooms
- Kitchenette
- 9' Acoustical Ceilings in Offices
- 2' x 4' LED Lighting in Office

PROPOSED OFFICE WAREHOUSE
CONCEPT FRAMING & OFFICE LAYOUT
10521 Success Lane
Dayton (Washington Township), Ohio 45458

Building 12,000 Square Feet
Office 1,450 Square Feet
December 1, 2021
All Areas & Dimensions are Approximate





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.

