



**IRG**  
Industrial Realty Group, LLC

# FOR LEASE

3909 Research Blvd, Beavercreek OH 45430

## 3909 Research Blvd.

Located just 10 minutes outside of downtown Dayton, this recently fully renovated property features a few key features. A 10-ton crane is on site and renovations include a new roof, exterior painting, and pavement. This site benefits from no city income tax.



### Property Details

<b>Total Sq. Ft.</b>	100,314
<b>Avail. Sq. Ft.</b>	52,634
<b>No. of Buildings</b>	1
<b>Acres</b>	9
<b>No. of Cranes</b>	1
<b>Zoning</b>	I-1, light industrial
<b>Column Spacing</b>	40 x 40
<b>Ceiling Height</b>	26
<b>Dock Doors</b>	14
<b>Drive-In Doors</b>	4
<b>Car Parking</b>	150