

OFFICE SPACE FOR LEASE

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950 Forrer Blvd

Kettering
Dayton, OH 45420

- Office Building- 404,000 SF
- 47 Acre Campus
- Call Center/Shared Services Center
- Research & Development Facility
- Available for Immediate Occupancy



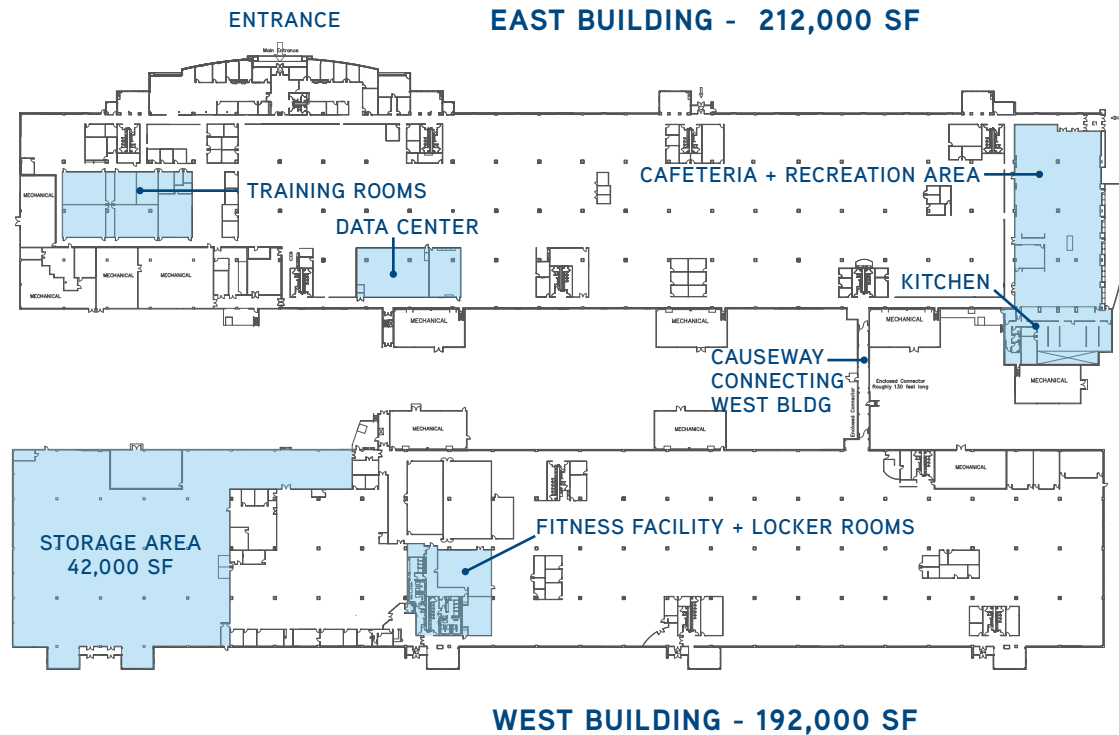
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Floor Plan

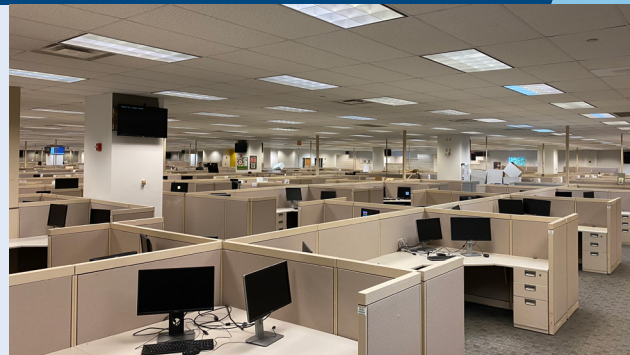


PROPERTY HIGHLIGHTS

- Kettering Business Park- 165 acre planned business park
- Two single story buildings totaling 404,000 SF
- Dividable to 100,000 SF
- 2000 surface parking spaces
- 47 total acres, includes 4 acres of excess land

KEY BUILDING FEATURES

- 10' ceiling height
- Two, 2000 AMP/480 Volt power feeds from different substations
- 7.5 watts per square foot
- Fiber carriers: ATT & Verizon
- Full service kitchen & cafeteria
- Fitness facility
- Exterior break areas
- Roof replacement completed in 2015
- Maintained to high standards by corporate occupier
- UPS battery back up
- 500 kW generator



CLICK ICON BELOW TO VIEW DRONE FOOTAGE



Key Area Demographics

The Kettering Business Park is conveniently located minutes from major highway systems and various retail amenities. Enjoy a central metropolitan location housing a highly skilled and educated workforce, paired with a below-average cost of living.

KEY LABOR + DEMOGRAPHICS
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Population
(2019)
55,405



Businesses
(2020)
Approx. 1,700



Avg. Commute
(2018)
19.6 min



Unemployment Rate
(2017)
4.4%



Median Household
Income (2018)
\$56,893



Cost of Living
83.9



Shopping
16
major centers in the city



Education Attainment
94.9%
HS graduate or higher



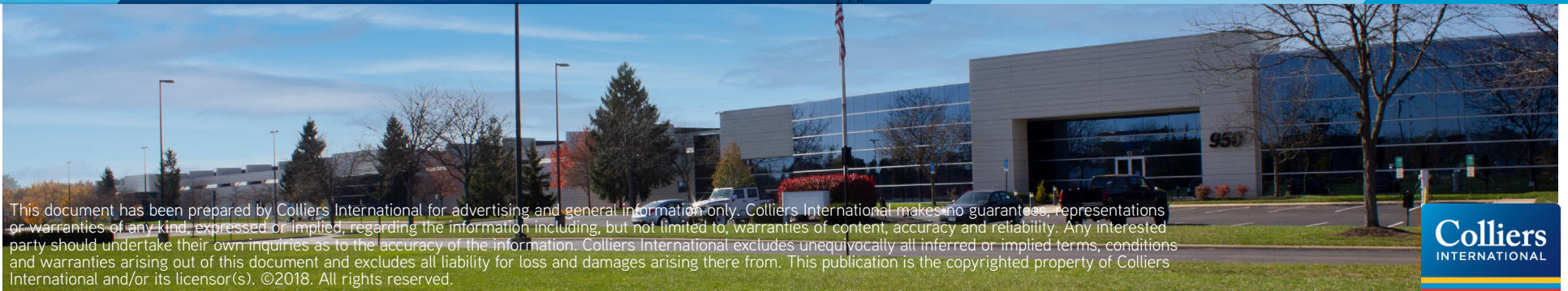
Location Map

CENTRALLY LOCATED

- Located in Kettering Business Park (165 acres)
- 3 minutes to several amenities & retailers
- 10 minutes to I-75
- 12 minutes to I-675
- 15 minutes to Wright Patterson Airforce Base
- 20 minutes to Dayton International Airport

ECONOMIC ADVANTAGE

- City and State Economic Incentives
- Favorable Labor Availability & Cost



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