Heavy Manufacturing Facility
1.1M SF-Expandable to 2.5M SF

Site features

Heavy Utilities | 40 MW Power in place



2555 Woodman Dr., Kettering, OH

- Size: 1,113,748 SF | 145 Acres
- Pad available for 1.4M SF expansion
- Water & Sewer: 2,000,000 MG/D+
- Power: Up to 40MW Heavy 3 Phase
- Great location to highway access with close proximity to SR 35, I-75 and I-675
- Significant renovation underway

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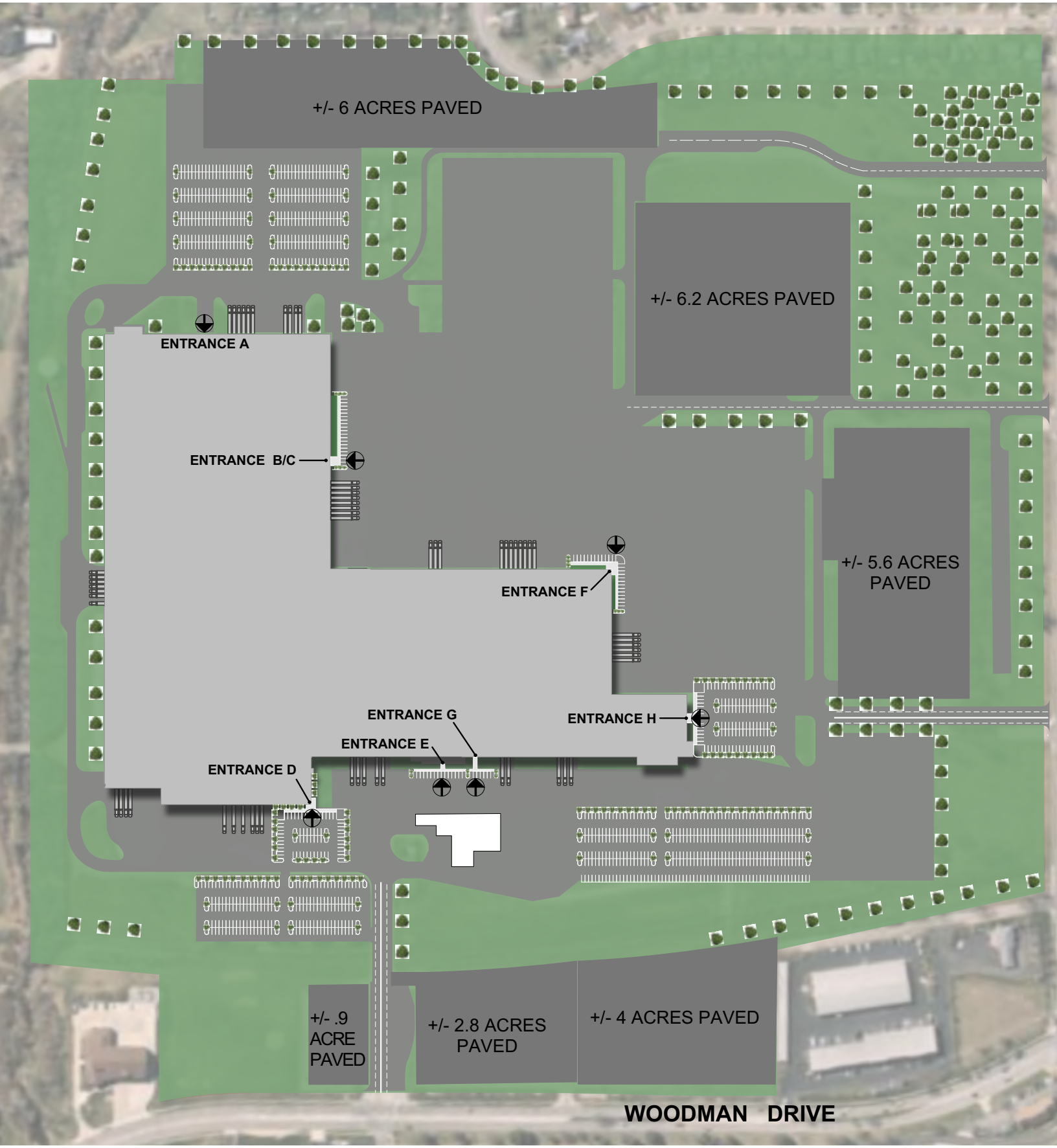
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Industrial COMMERCIAL PROPERTIES

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

Development Plan

Heavy Manufacturing Facility
2555 Woodman Dr., Kettering, OH

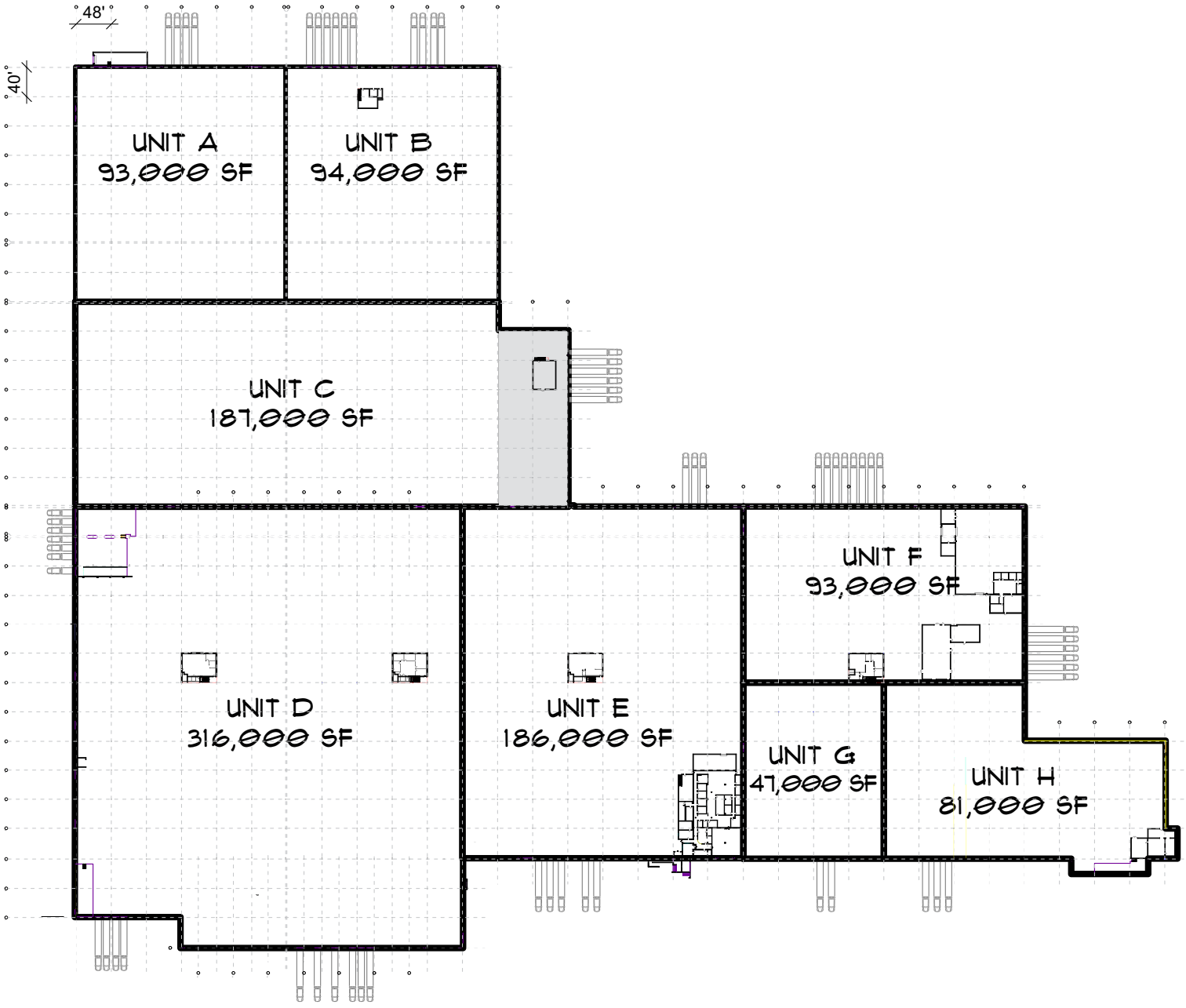


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1 IRG Kettering Conceptual Plan 10-3-24
Scale: 1:1800

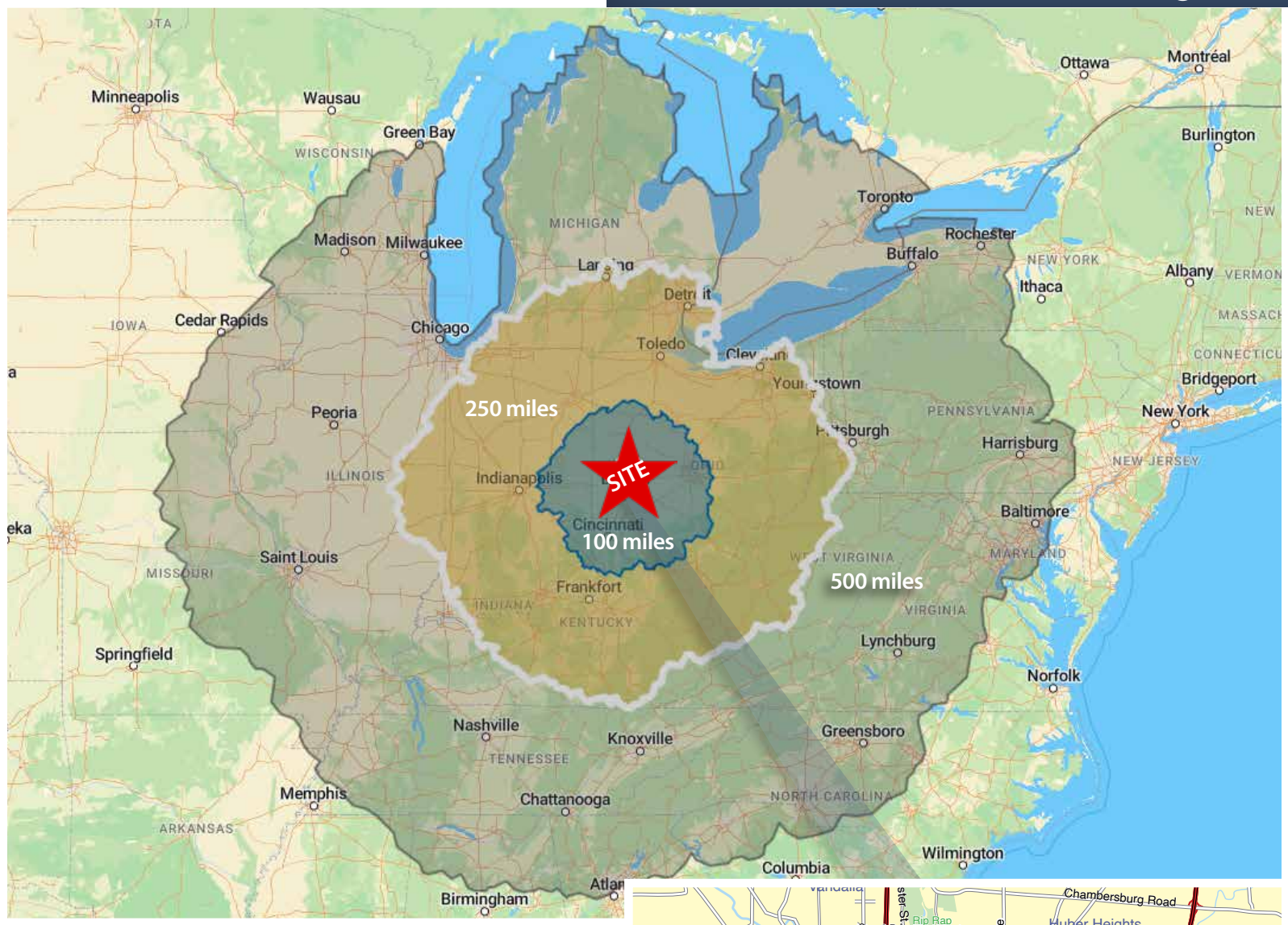
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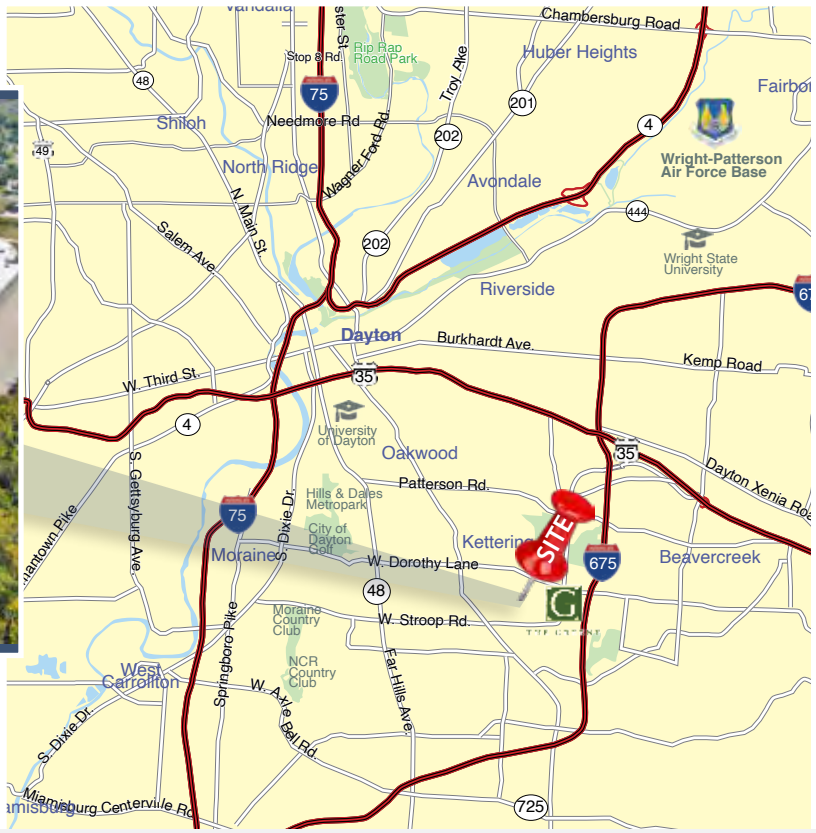
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Strategic Location







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Heavy Manufacturing Facility
2555 Woodman Dr., Kettering, OH

Property Data

Location	Kettering, Montgomery County, OH	Trailer Parking	1000+
Total Building Size	1,113,748	Auto Parking	2500+
Available Space	1,113,748	Sprinkler	Wet System
Office Size	26,000	Heating	Gas Fired Air Rotation
Minimum Divisible	50,000	Lighting	LED
Land	145 acres	Electric Capacity	40MW existing Substation on site with Dual Transmission Feeds
Zoning	Industrial (BP)	Electric Distribution	Existing 480V bus bar distribution throughout
Highway Access	1.5 Miles to I-675 and US35	Electric Provider	AES Ohio
Year Built	1950/2012	Gas Capacity	16" high pressure main, can serve at least 175mscfh at 20psig
Column Spacing	48x50	Gas Provider	Centerpoint
Roof	TPO	Water Capacity	20" dedicated line, + 12" line, can serve 2MG/D +
Clear Height	15' - 55'	Water Provider	Montgomery County
Docks	23 Existing, Expandable	Internet Service	Fiber Service from Spectrum and AT&T
Drive-In Doors	19 Existing, Expandable		





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Resident Workforce & Population – Montgomery County, Ohio

30 min Drive Time:
Workforce: 498,038
Population: 1,053,964

45 min Drive Time:
Workforce: 808,963
Population: 1,655,866

60 min Drive Time:
Workforce: 1,479,611
Population: 2,823,459

Drive time of 30, 45 and 60 minutes from the site.



Prepared by: Dayton Development Coalition, 3/23

Source: Lightcast, 2023.1 Dataset

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