

OFFICE SPACE  
FOR SALE OR LEASE



# 1755 BIG HILL ROAD

KETTERING, OHIO 45439



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

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**CBRE**

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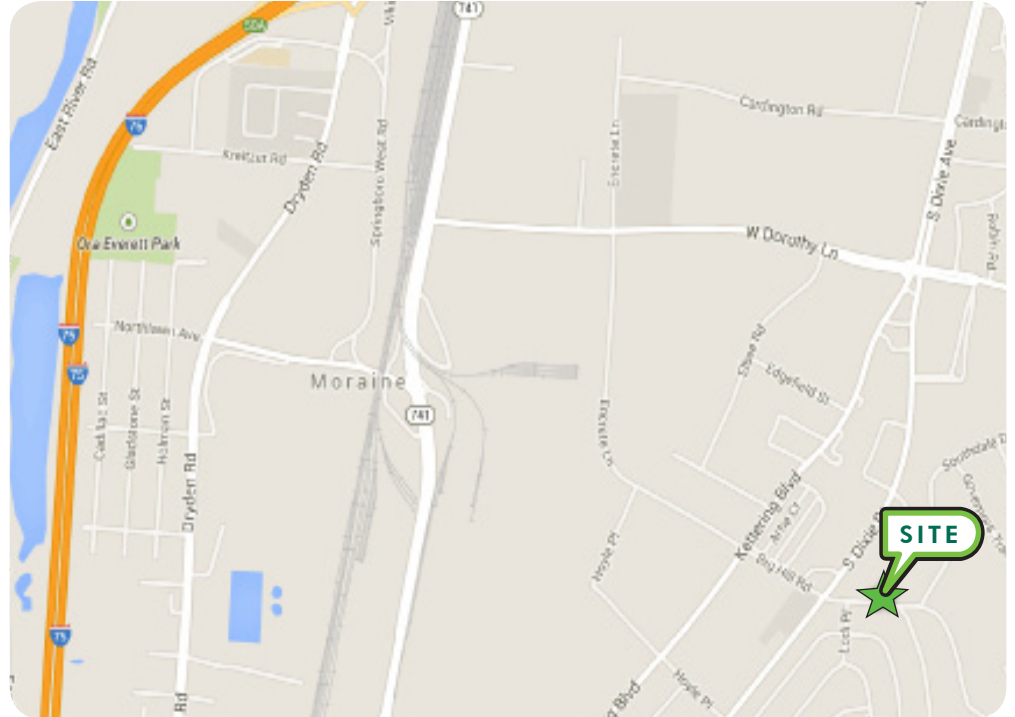
# 1755 BIG HILL ROAD

DAYTON, OHIO 45439

## FEATURES:

- 2 Story, free standing office building
- Approximately 2,048 sq. ft. per floor
- Built in 1961
- Ample storage area in lower level
- Available furniture
- Immediate Occupancy
- Affordable rate
- Exterior signage
- Roof & Vinyl replaced in 2010
- Ample parking on site
- Current zoning – O for Office
- Close to restaurants, banks, and shopping
- Easy access to I-75
- Parcel # N64 02703 0003

## LOCATION MAP



## AERIAL



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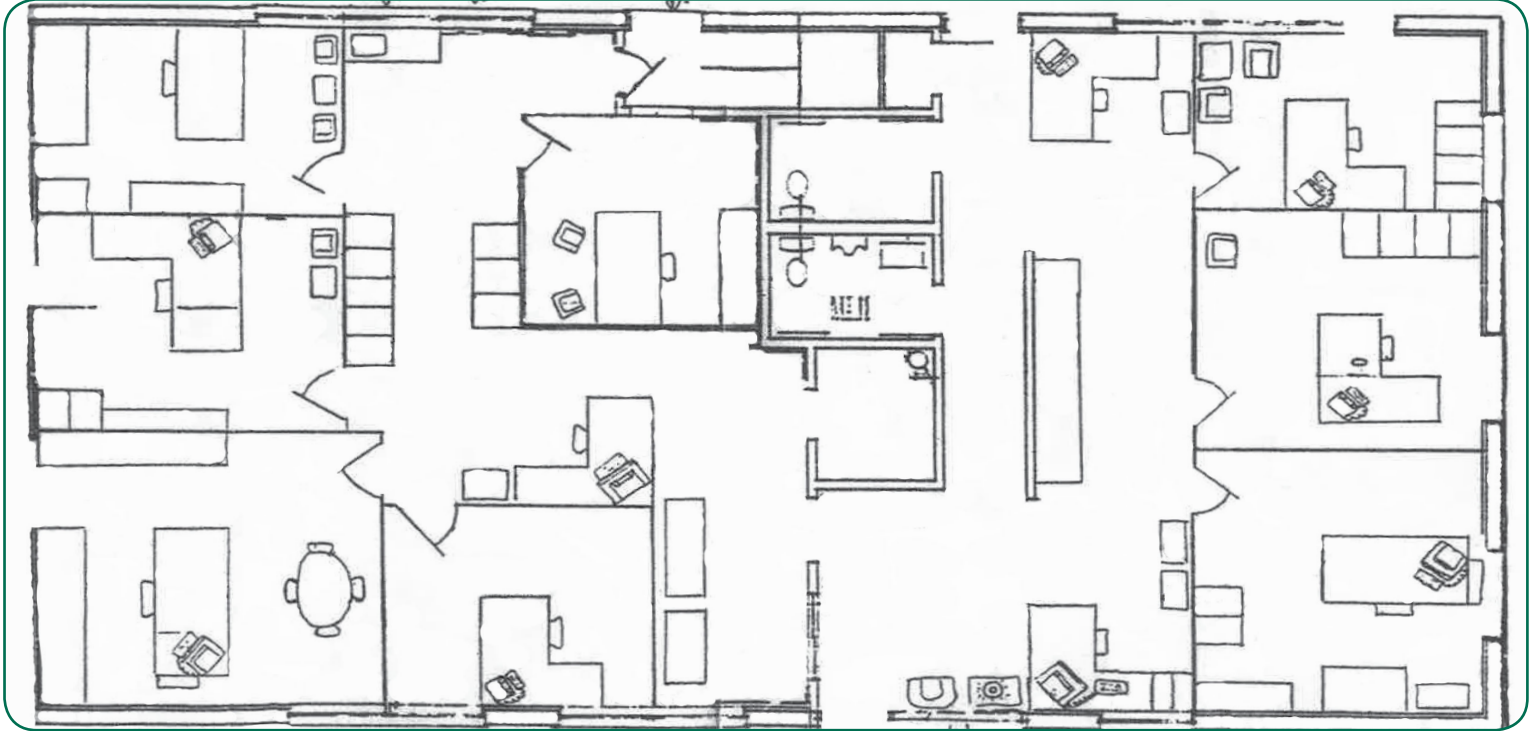
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**FLOOR PLAN-Upper Level**



**FLOOR PLAN-Lower Level**



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