



OBENER

REALTY SERVICES, LTD.



FOR LEASE

FLEX SPACE AT VALLE GREENE NORTH

Fairborn, Ohio 45324



- **5,000 - 40,000 SF NEW FLEX SPACE** for lease
- **PART OF A 325 ACRE MULTI-USE BUSINESS PARK** accommodating retail, restaurant, hotel, professional/medical office, and light industrial users
- **STRATEGIC LOCATION** on I-675 at Dayton-Yellow Springs Rd. between the rapidly growing communities of Beavercreek and Fairborn
- **SITE FEATURES VISIBILITY FROM I-675**
- **SITUATED ALONG THE LATEST GROWTH AREA OF I-675** just minutes from Wright-Patterson Air Force Base, Wright State University and The Mall at Fairfield Commons
- **ENTERPRISE ZONE LOCATION** offers potential Property tax abatement
- **QUALIFIES FOR POTENTIAL INCOME TAX REBATES** based on guidelines established by The Fairborn Business Growth Initiative



CONTACT CHRIS CONLEY OR JOHN ORR
at (937) 910-0851 for more information

WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial

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I-675

N04°26'77"E

568.16'

S84°30'40"E

968.56'

PROPOSED BUILDING #1
28,008 SF
SINGLE-STORY

PROPOSED BUILDING #2
31,008 SF
SINGLE-STORY

PROPOSED BUILDING #3
37,008 SF
SINGLE-STORY

STORM WATER
RETENTION BASIN
(WET POND)

N84°30'40"W

958.17'

NOTE:
MOST OF SITE IS COVERED WITH
SMALL TREES AND SHRUBS

PARKING SPACES PROVIDED = 403

EX STM MH
TOP=86.08
18" INV=85.98(E)
30" INV=85.81(W)
30" INV=85.81(S)

EX EUBO INLET
TOP=86.18
18" INV=85.72(W)
18" INV=85.72(N)

EX SAN MH
TOP=86.11
18" INV=85.82(W)
18" INV=85.82(N)

EX SAN MH
TOP=86.17
18" INV=85.98

(2) EX ELECTRIC
TRANSFORMER

EX WV

EX PH

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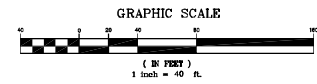
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NO.	DATE	REVISION



PRELIMINARY SITE PLAN
VALLE GREENE FLEX SPACE

LOCATED IN SECTION 13, TOWN 3, RANGE 8
 CITY OF FAIRBORN
 GREENE COUNTY, OHIO

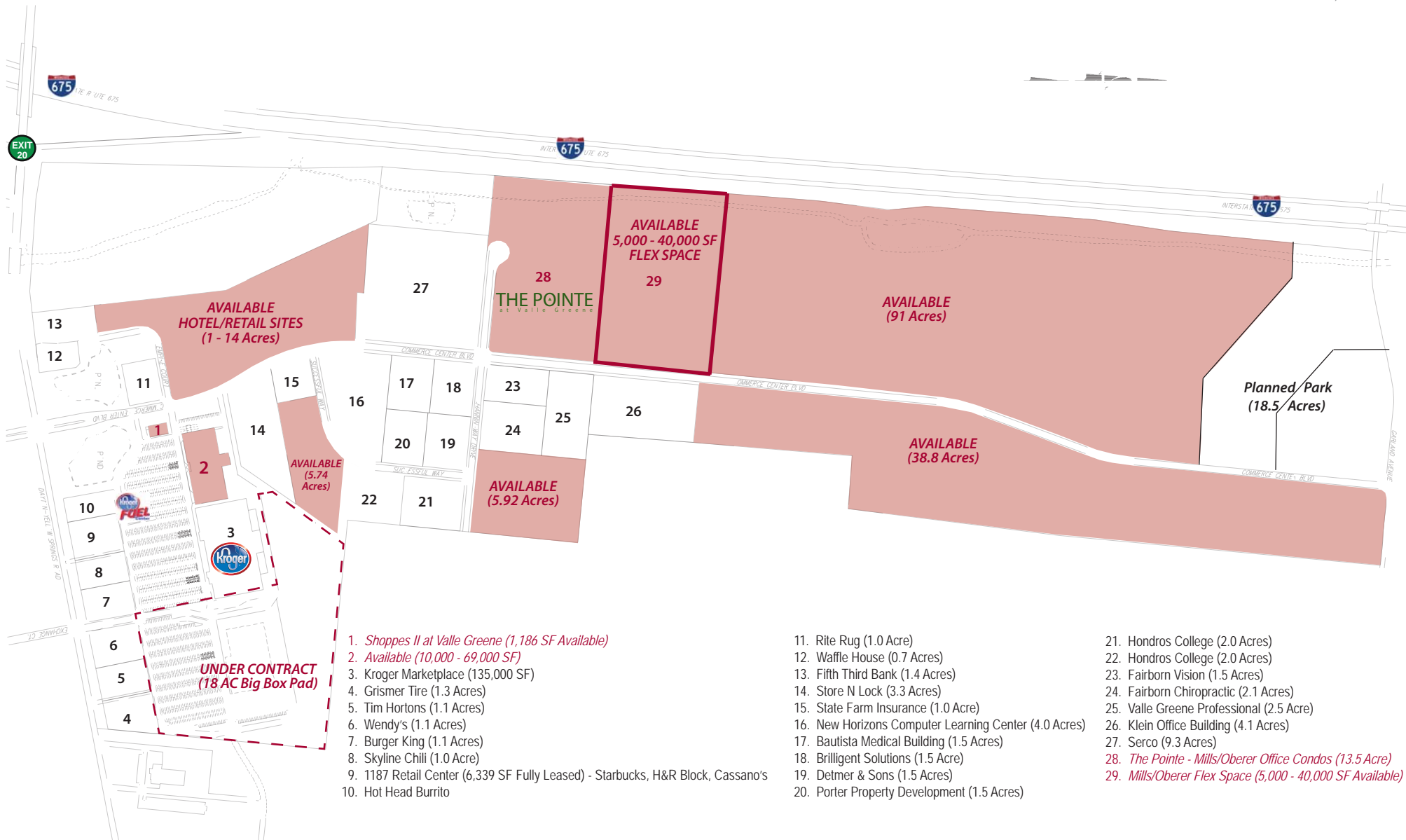
DATE: JULY 2011
 SCALE: 1" = 40'
 PROJECT No.: XXXX
 FILE No.: XXXX
 SHEET NO.



VALLE GREENE NORTH

I-675 & DAYTON YELLOW SPRINGS RD.

Fairborn, Ohio 45324



- 1. *Shoppes II at Valle Greene (1,186 SF Available)*
- 2. *Available (10,000 - 69,000 SF)*
- 3. Kroger Marketplace (135,000 SF)
- 4. Grismer Tire (1.3 Acres)
- 5. Tim Hortons (1.1 Acres)
- 6. Wendy's (1.1 Acres)
- 7. Burger King (1.1 Acres)
- 8. Skyline Chill (1.0 Acre)
- 9. 1187 Retail Center (6,339 SF Fully Leased) - Starbucks, H&R Block, Cassano's
- 10. Hot Head Burrito
- 11. Rite Rug (1.0 Acre)
- 12. Waffle House (0.7 Acres)
- 13. Fifth Third Bank (1.4 Acres)
- 14. Store N Lock (3.3 Acres)
- 15. State Farm Insurance (1.0 Acre)
- 16. New Horizons Computer Learning Center (4.0 Acres)
- 17. Bautista Medical Building (1.5 Acres)
- 18. Brilligent Solutions (1.5 Acre)
- 19. Detmer & Sons (1.5 Acres)
- 20. Porter Property Development (1.5 Acres)
- 21. Hondros College (2.0 Acres)
- 22. Hondros College (2.0 Acres)
- 23. Fairborn Vision (1.5 Acres)
- 24. Fairborn Chiropractic (2.1 Acres)
- 25. Valle Greene Professional (2.5 Acre)
- 26. Klein Office Building (4.1 Acres)
- 27. Serco (9.3 Acres)
- 28. *The Pointe - Mills/Oberer Office Condos (13.5 Acre)*
- 29. *Mills/Oberer Flex Space (5,000 - 40,000 SF Available)*

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