

Russ Research Center



...2642-2794 Indian Ripple Road
Beavercreek, Ohio



Leased and
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- E & R Industrial

STANDARD BUILDING SPECIFICATIONS

Russ Research Center

The following information is a general description of the project. Please see the Individual Space Specifications for more details on each available space.

Russ Research Center offers a serene campus style setting for innovation. It is located away from traffic congestion, yet within close proximity to major freeways, amenities and Wright Patterson Air Force Base. Also near Greene County Regional Airport, the Center is home to a number of engineering, technology, research and development firms.

Among the available amenities is Russ Innovation Gateway, a modern equipped teleconferencing center featuring a large classroom and two conference rooms.

The lighting at the Center has recently been upgraded to energy efficient T-8 fixtures with electronic start ballasts. These lights consume up to 50% less electricity, provide long bulb life and offer better illumination compared to T-12 fixtures.

Tenants have the ability to connect to OARnet, the same dedicated, statewide, generator-protected fiber ring used by every research facility in Ohio. OARnet has network speeds that can allow an entire DVD movie to be transferred to or from our tenant's location in less than 60 seconds! Access to the network can be achieved within a few days of moving in, without delays or higher costs associated with local service providers.

LOCATION & ACCESS

- 29 acres on Indian Ripple Rd. in Beavercreek Township, Ohio
- 1.4 miles from Rt. 35
- 3.8 miles from I-675
- 4 miles from Greene County Regional Airport
- 12 miles from Wright Patterson Air Force Base
- 1.6 miles from Country Club of the North

LIGHTING

- Energy efficient T-8 bulbs with electronic start ballasts

EXTERIOR WALLS

- Masonry walls

PARKING & DRIVES

- Paved asphalt

UTILITIES

- Electric: Dayton Power and Light
- Telephone: AT&T, Verizon, and Time Warner
- Water: Green County Sanitary
- Sanitary & Storm Sewer: Green County Sanitary

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Beavercreek, Ohio



flexible spaces
all the right places.

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The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy hereof.

FOR LEASE

10,407 Sq. Ft. Office, Research and Development Space
2766 Indian Ripple Road, Beavercreek Township, Ohio

Individual Space Specifications

Office Area:	2,447 SF
Warehouse Area:	<u>7,960 SF</u>
Total Area:	10,407 SF
Building/Unit Number:	50
Drive-In-Door:	One (1) 7' - 10" x 6' - 11" door
Electricity:	120/208 Volt, 1800 Amp service with four (4) 200 Amp panels and two (2) 400 Amp panels; All 3 phase-4wire
Lighting:	High lumen T8 lamps and instant start, electronic ballasts: <ul style="list-style-type: none">• Energy efficient (50% less consumption than traditional T12 lighting)• Only 7% luminary depreciation over the life of the bulb
Estimated Additional Charges:	\$1.74/SF/YR based upon the fiscal year 2016-2017 Budget

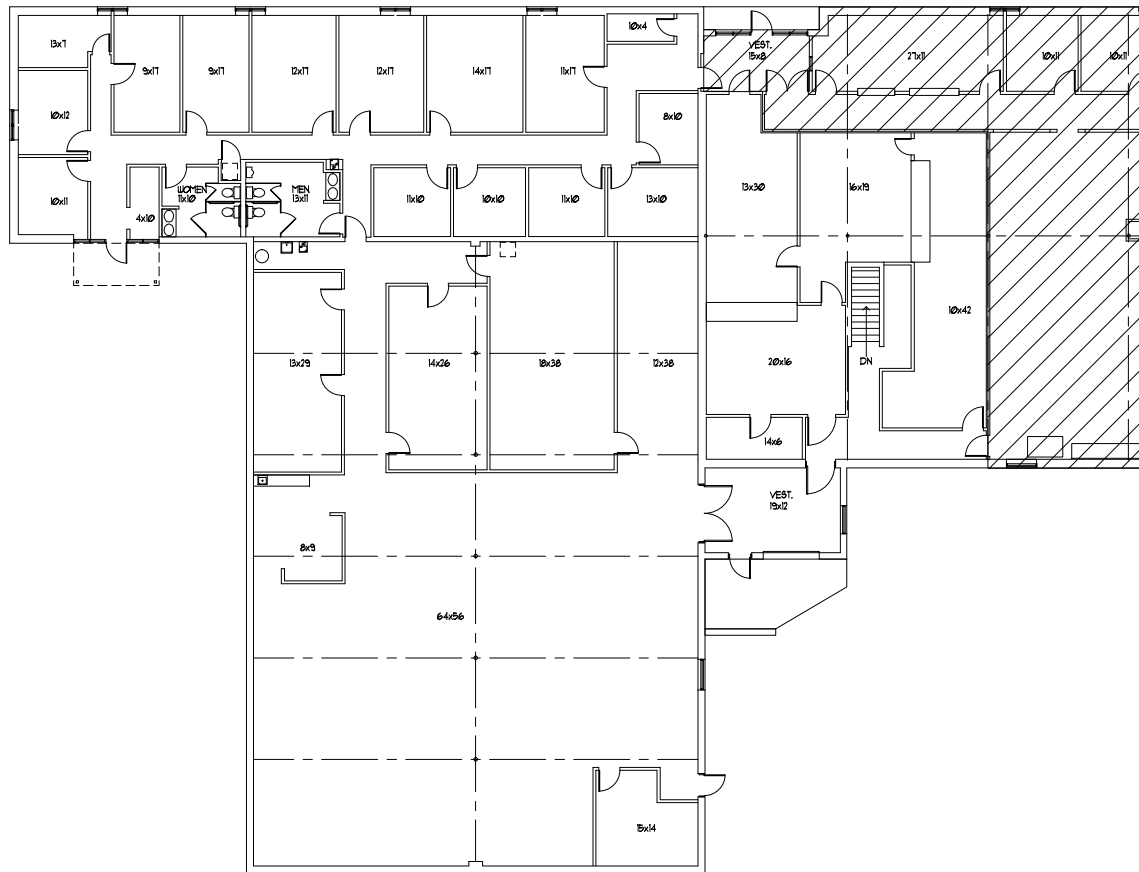
Additional Charges estimates are based on Real Estate Taxes, Building Insurance, Common Area Maintenance and Property Management Fees for the year and the square footage listed above. Costs may vary in the future. Common Area Maintenance includes only the maintenance items performed by the owner for the benefit of the entire project, such as snowplowing, lawn care, backflow prevention test, exterior lighting and general exterior maintenance, etc.



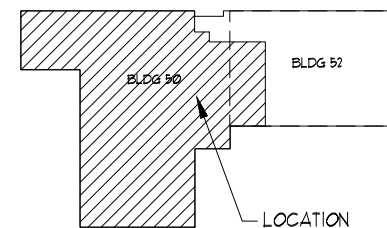
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all the right places.

Mike Thuenen, Property Manager
937-427-4310
mthuenen@fogg.com

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FLOOR PLAN
 10,401 sf



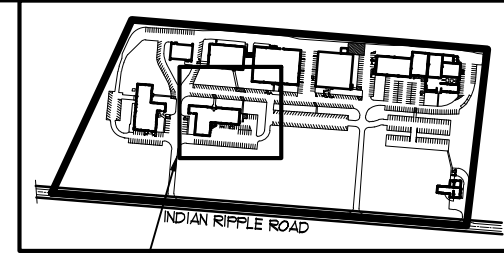
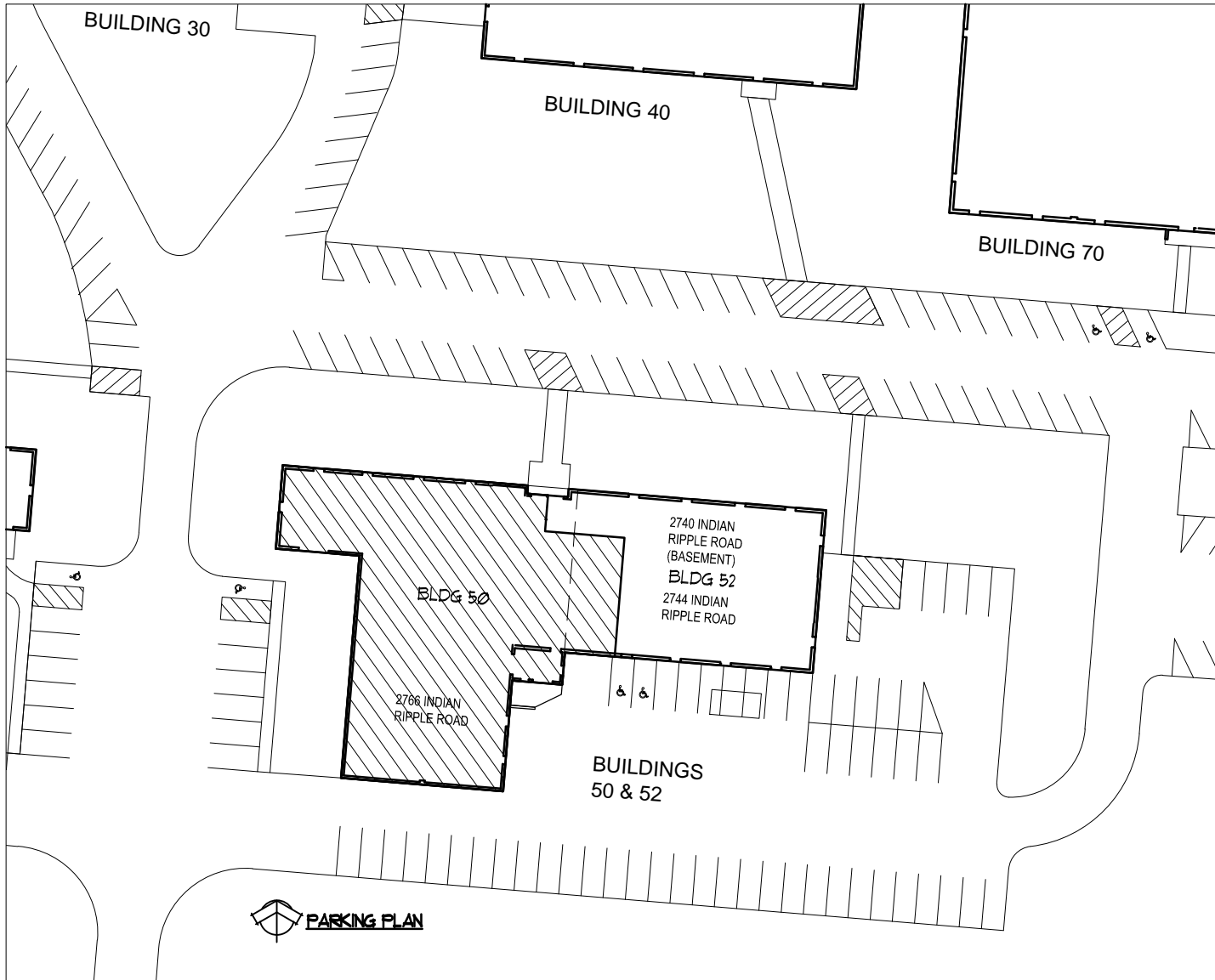
BUILDING 50
 UNIT # 2166
 2166 INDIAN RIPPLE ROAD
 BEAVERCREEK TWP, OH 45440

RAY FOGG CORPORATE PROPERTIES, LLC
 981 KEYNOTE CIRCLE, SUITE 15
 BROOKLYN HEIGHTS, OHIO 44131

(216) 351-7976
 1-877-729-3644


 RAY FOGG BUILDING SYSTEMS, INC.
 7700 WILSON ROAD, SUITE 100
 CLEVELAND, OHIO 44125
 (216) 251-7700

DATE	DESCRIPTION	BY	APPROVED BY	SCALE
DMS		11-8-2013	C-3478	A1/01



LOCATION

 **KEY PLAN LOCATION**

BUILDING 50
 UNIT # 2166
 2766 INDIAN RIPPLE ROAD
 BEAVERCREEK TWP, OH 45440

FOGG
COMMERCIAL • INDUSTRIAL • SPECIALTY

RAY FOGG BUILDING SYSTEMS, INC.
2700 WOODBURN AVENUE, CLEVELAND, OHIO 44115
 781.444.8800

DATE	BY	NO.	DESCRIPTION
02-18-2013	DPH	2013	C-347B

RAY FOGG CORPORATE PROPERTIES, LLC

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