



Office Property for Sale

The CACI Building

3481 & 3491 Dayton-Xenia Rd.
Beavercreek Ohio 45432



Two buildings on 3 lots with 340+ feet of frontage on one of the main thoroughfares in Beavercreek. The main building, a 3 story, controlled entry office/lab/workshop, has a total of 36,000+ sq.ft. and includes executive offices, conference rooms, government approved closed areas, safes, raised floor rooms and much more. The second building is a 7,000+ sq. ft. workshop with a few offices as well as an overhead garage door.



[Map & Directions](#)

For more information contact:

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List Price: \$650,000 **REDUCED**

List Price Per Sq. Ft.: \$17/sq. ft.

County: Greene

City Income Taxes: No

Municipality: Beavercreek

Land Area: 2.5 acres

Current Zoning: B-2

Electric: 3 phase

Total Sq. Ft.: 36,360 & 7,000

Utilities Available: All public

Useable: 43,360

Stories: 3

Parking: Ample

Year Built:

Construction: Block

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