



OBERER

REALTY SERVICES, LTD.

AVAILABLE THE POINTE

at Valle Greene

Fairborn, Ohio 45324



- **CLASS A OFFICE SPACE FROM 2,000-50,000 SF**
- **OFFICE PARK LOCATED WITHIN VALLE GREENE NORTH**, a 325-acre mixed use development accommodating retail, restaurant, hotel, office, medical & light industrial users
- **STRATEGICALLY LOCATED** at I-675 & Dayton Yellow Springs Rd. between the rapidly growing communities of Beavercreek and Fairborn
- **SITUATED ALONG THE LATEST GROWTH AREA OF I-675** just minutes from Wright-Patterson Air Force Base and Wright State University
- **TWO MILES OF EXCELLENT I-675 FRONTAGE** and multiple signalized access points provide steady traffic flow and easy accessibility
- **BUILD-TO-SUIT OPPORTUNITIES**
- **ENTERPRISE ZONE LOCATION** offers potential property tax abatement
- **SITE QUALIFIES FOR POTENTIAL INCOME TAX REBATES** based on guidelines established by The Fairborn Business Growth Initiative
- **CONSTRUCTED BY MILLS-OBERER DEVELOPMENT COMPANY**, an industry-leading team of developers and regional builders of Class A retail, medical & office space



**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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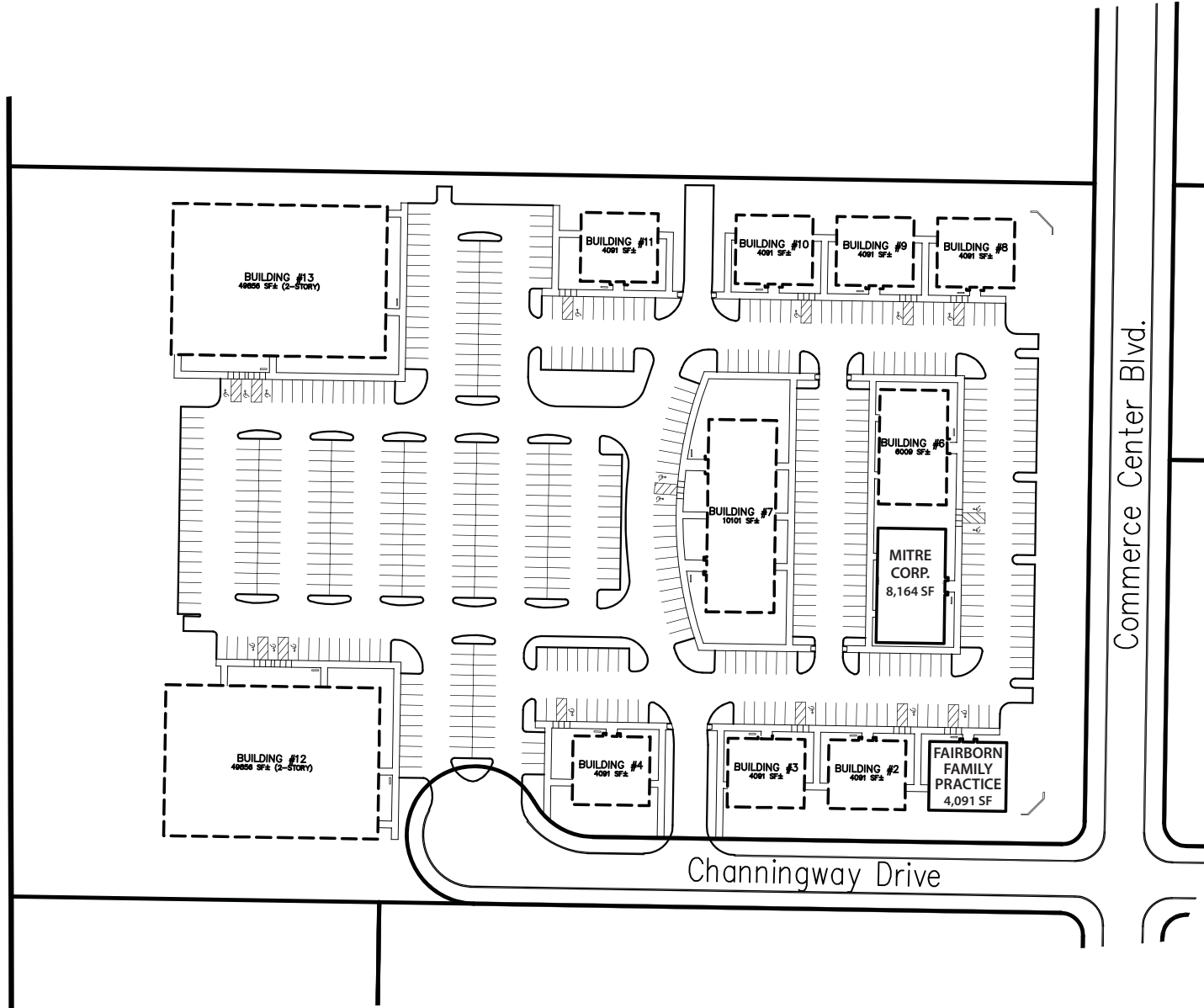
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