

Philanthropy & Nonprofits

Dayton-area business center at full capacity, but room for expansion 🔑



A former Chevrolet dealership that has been converted into a mixed-used property is now fully leased. And another building could be on the way.

PHOTO COURTESY OF TIM ECHEMANN



By **Cecilia Salomone** – Staff Reporter, Dayton Business Journal

Aug 29, 2018, 2:07am

A former Chevrolet dealership that has been converted into a mixed-used property is now fully leased. And another building could be on the way.

The Ruso Business Center, located at 8620 County Road 25A in Piqua, recently welcomed Capabilities LLC, a disability services and support organization. Capabilities signed a five-year lease for a 3,500-square-foot space in Suite 105 at an undisclosed leasing rate. Tim Echemann of Piqua-based Industrial Property Brokers represented the property owner, ATM Investments LLC of Piqua, and was the only broker in the transaction.

The three-building business center was formerly the site of Rick James Chevrolet and was purchased by ATM Investments in 2014. The nine-acre property consists of 53,000 square feet and includes the Christian Life Center church, a service training center for the Bobcat Co. and No Mercy CrossFit.

The property had been vacant for about five years before it was purchased by ATM, an investment group formed by Thom Baker and his sons Adam and Matthew Baker. Thom Baker is the founder of Sidney-based Wappo Wood Products, a lumber wholesale company now owned by his sons.

Echemann said ATM is considering adding another facility in front of the Ruso Business Center, a build-to-suit property on a vacant car lot that could potentially be as large as 30,000 square feet, provided the investors find a tenant looking to move onto the site.



Tim Echemann of Industrial Property Brokers

"There's plenty of room to put up another building," Echemann said.

Capabilities' Piqua office opened last month and is the 10th location for the Ohio organization, which was founded in 1997. Capabilities offers driving services, exploration services, adult day support, professional training and technology services for individuals with disabilities.

The organization partners with Opportunities for Ohioans with Disabilities, the Ohio Department of Developmental Disabilities, and the Miami County Board of DD in Riverside. With the addition of the Piqua office, Capabilities is the largest provider of direct employment services for people with disabilities in the state. The Piqua office employs around 13 people.



Capabilities, a disability services and support organization with 10 locations in Ohio, recently moved into the Ruso Business Center at 8620 County Road 25A in Piqua.

"Capabilities is proud to be able to serve the people of Piqua and the surrounding area. It was an easy decision to put an office in a location with a community that values and includes people with disabilities," Capabilities Chief Operating Officer Karen Blumhorst said in a news release.

Capabilities also operates an office on Woodman Drive in Dayton, and the organization employs a total of around 135 people. Capabilities' other office locations include Athens, Circleville, Heath and Toledo.