

Commercial Real Estate

## Exclusive: Dayton-area manufacturer to expand, potentially doubling staffing size 🔑



A Miami County manufacturing business has bought a new facility.

PHOTO COURTESY OF INDUSTRIAL PROPERTY BROKERS



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

Jul 23, 2018, 8:52am

A Dayton-area manufacturer is expanding to a new facility, which could prompt the need for 20 more workers.

Innovated Technologies, currently based in Sidney, is a manufacturing and automation systems company that provides engineering, control systems, panel fabrication, electrical construction and information services. The company specializes in plant and equipment maintenance and facility expansions.

Earlier this month, it acquired a 24,000-square-foot property at 9700 Looney Road in Piqua. The building sold on July 3 for \$645,000, according to Miami County property records. The buyer was B.S. Preston Enterprises LLC, affiliated with Innovated Technologies LLC.

The project will likely spark a need for more workers, as well as renovation work for a local company.

[Tim Echemann](#) of Piqua-based Industrial Property Brokers was the only broker involved in the transaction.



Tim Echemann of Industrial Property Brokers

Innovated Technologies was founded in 2009 by [Brian Preston](#), who operated the business out of his Miami County barn until 2014, when the company relocated to 2851 Millcreek Road in Sidney. The company currently has 18 full-time employees, many who are engineers or highly skilled technicians, and Preston said Innovated Technologies could potentially add about 20 new employees after relocating to Piqua.

Preston will invest more than \$200,000 in renovations to the property, with plans to relocate Innovated Technologies to the building within the next three months. The contractor handling the renovations is Troy-based [Harlow Builders Inc.](#)

Preston said Innovated Technologies' sales have grown around 50 percent each year for the past six years, but declined to disclose the company's revenue.

The Piqua building sits on 3.3 acres of land and has between 13 and 18 feet of clear height. The property includes four drive-in doors and two loading docks, as well as about 1,400 square feet of office space.

The building was formerly occupied by DCS Specialty Packaging Inc and sits near Interstate 75.