



FOR SALE

1240 STANLEY AVE.
DAYTON, OH 45404

Property Highlights

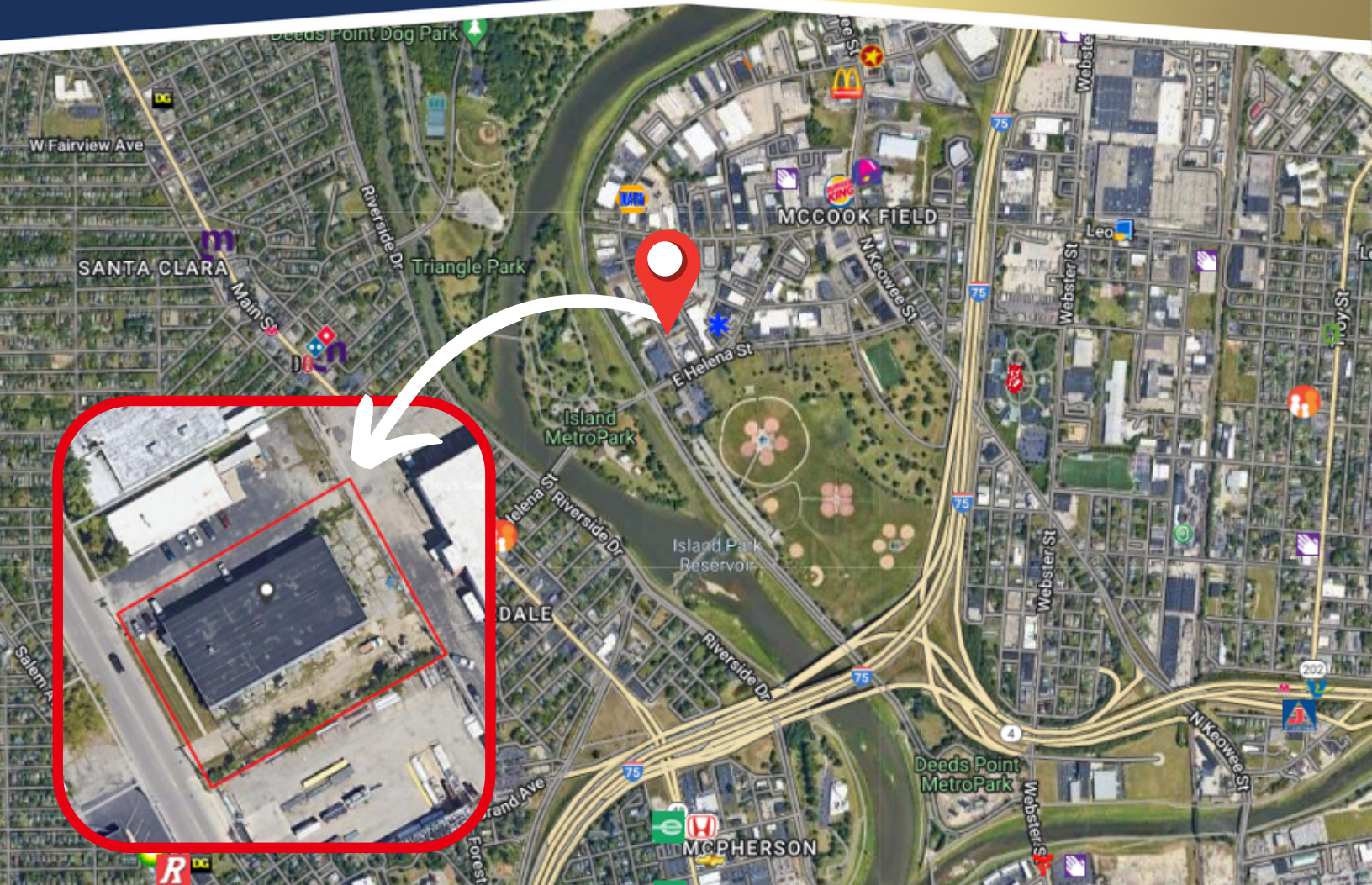
- 24,000 SF TOTAL SPACE = 20,500 SF INDUSTRIAL SPACE + 3,500 SF OFFICE SPACE
- CAN EASILY BE RECONFIGURED TO FIT YOUR NEEDS
- THIS 24,000 SF BRICK AND BLOCK CONSTRUCTION INDUSTRIAL BUILDING HAS AREAS FOR R&D, MANUFACTURING, PRODUCT DISTRIBUTION, AND OFFICES
- THE BUILDING CAN BE USED AS A SINGLE OR MULTI-TENANT BUILDING. IT FEATURES 3-PHASE ELECTRICAL, FENCED-IN OUTDOOR STORAGE AND/OR PARKING AREA, THREE (3) RESTROOMS, A WASH AREA, AND TWO FLOORS
- THE FIRST FLOOR HAS 10.8' CEILINGS AND THE LOWER LEVEL HAS 9.2' CEILINGS WITH A RAMP
- NEW RUBBER ROOF AND 100,000 BTU FURNACE INSTALLED IN 2008 AND AC IN 2009
- THE PROPERTY IS LOCATED IN THE HEART OF DAYTON'S INDUSTRIAL DISTRICT, AT STANLEY AVENUE AND HELENA STREET, WITHIN A HALF MILE OF I-75

Offered at: \$650,000

MIKE PALMER | 937.416.9342 | MIKE.PALMER@IRONGATEREALTORS.COM

PAUL ANGELOPOULOS | 937-361-7763 | PAUL.ANGELOPOULOS@IRONGATEREALTORS.COM





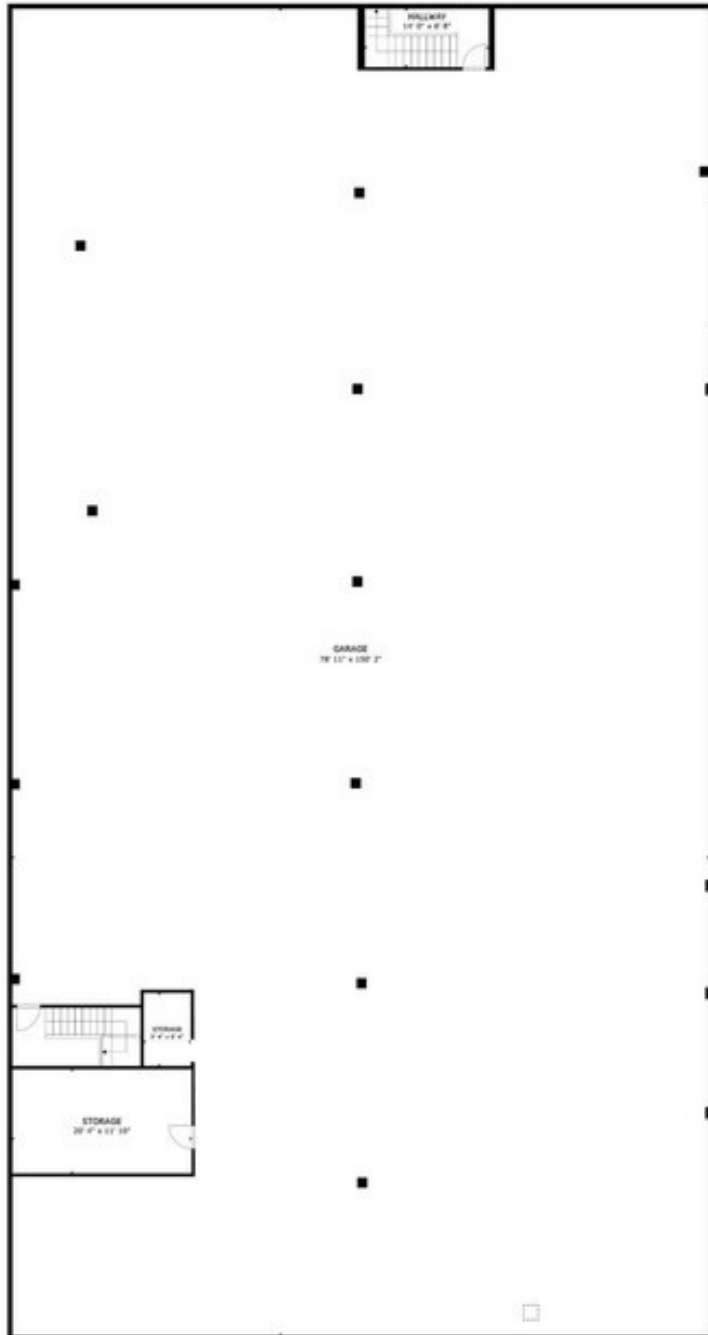
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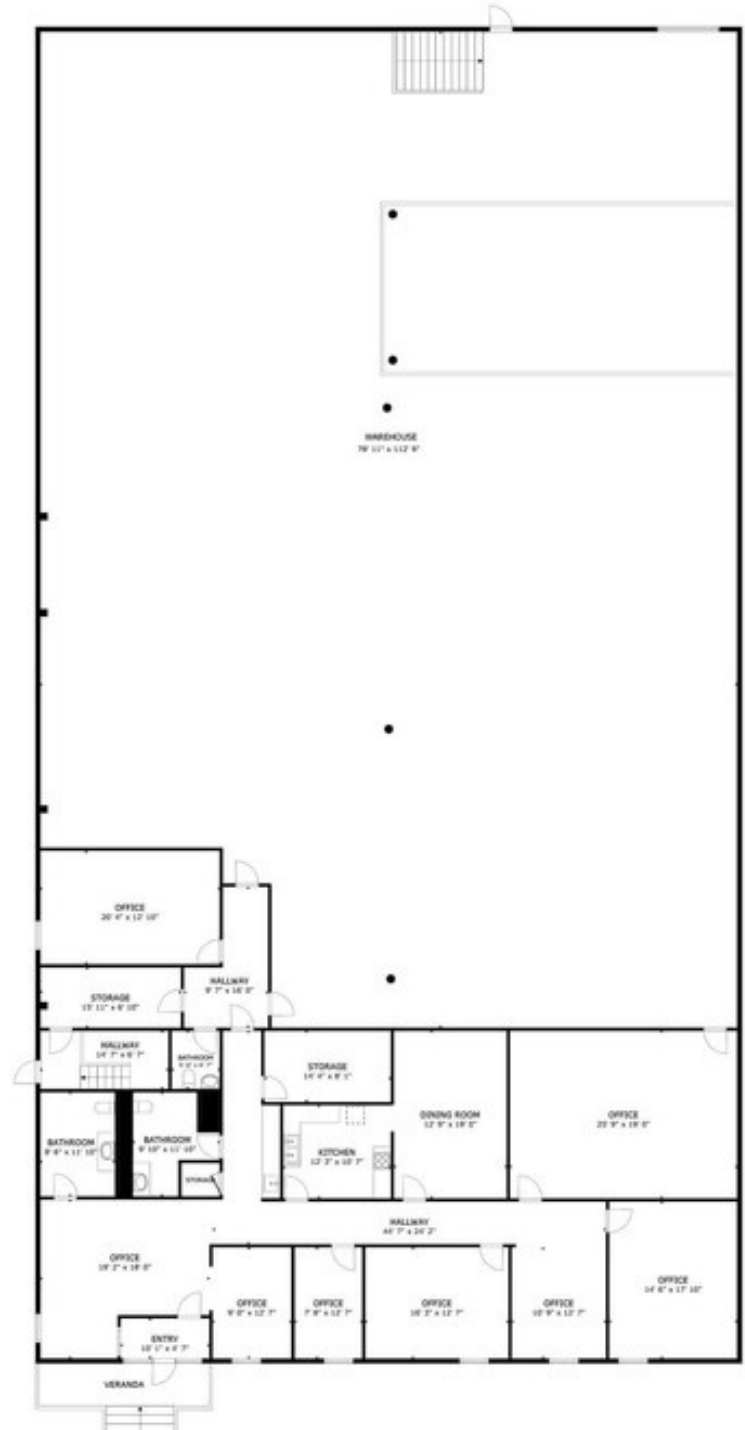
2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	47,286	215,585	518,690
HOUSEHOLDS	21,133	91,931	220,563
HH INCOME	\$37,300	\$57,886	\$75,829

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FLOOR 1



FLOOR 2

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Prospective Purchaser / Lessee of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Marketing Package or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller/Landlord and, therefore, are subject to material variation. Prospective Purchaser / Lessee of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Seller/Landlord and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole and exclusive discretion, to terminate discussions with any entity at any time with or without reason notice, and with reason or for no reason. The Seller/Landlord shall have no legal commitment or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller/Landlord has been fully executed, delivered, and approved by the Seller/Landlord and any conditions to the Seller/Landlord thereunder have been satisfied or waived.

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.