



937 S. Patterson Boulevard

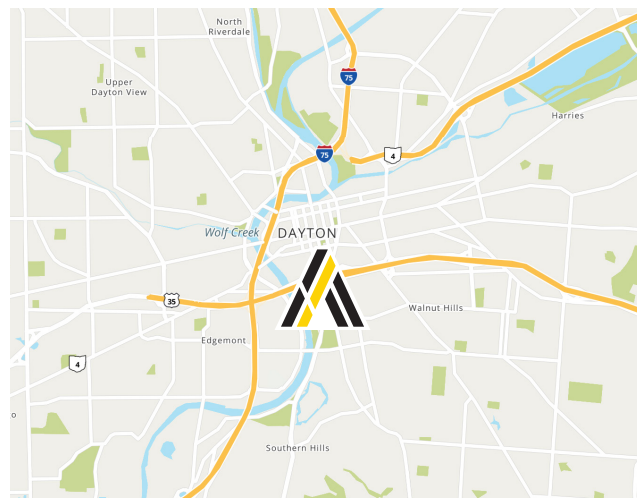
Dayton, Ohio 45402

SALE PRICE:
\$700,000

LEASE RATE:
\$7.50 PSF NNN

Property Highlights

- **Secure & Versatile 7,669± SF Building:** Move-in ready free-standing building on 0.895± acres with a functional and versatile layout. Space is well-suited for a wide variety of business types such as sales, service, or office, featuring a fenced and gated rear access.
- **Office & Warehouse Flexibility:** Efficient 5,469± SF office paired with 2,200± SF warehouse featuring three overhead doors, 16'-18' clear heights, and 420V, 208V three-phase power, providing an ideal setup for service, contractor, distribution, light industrial, or showroom users.
- **Flexible Urban Business Zoning:** UBD (Urban Business District) zoning accommodates a broad range of commercial, office, retail, service, and mixed-use opportunities, offering flexibility for current operations and future business growth.
- **Prime High-Visibility Location:** Positioned along a major Dayton thoroughfare with 10,000+ VPD.
- **Strategic Urban Positioning:** Located directly across from the OnMain Development, with proximity to the University of Dayton, Sinclair, and Miami Valley Hospital with quick connectivity to the Dayton CBD.
- **Capitalize on Future Growth:** Secure a strong rate now before market demand increases pricing tied to the OnMain project; flexible terms and move-in ready space.



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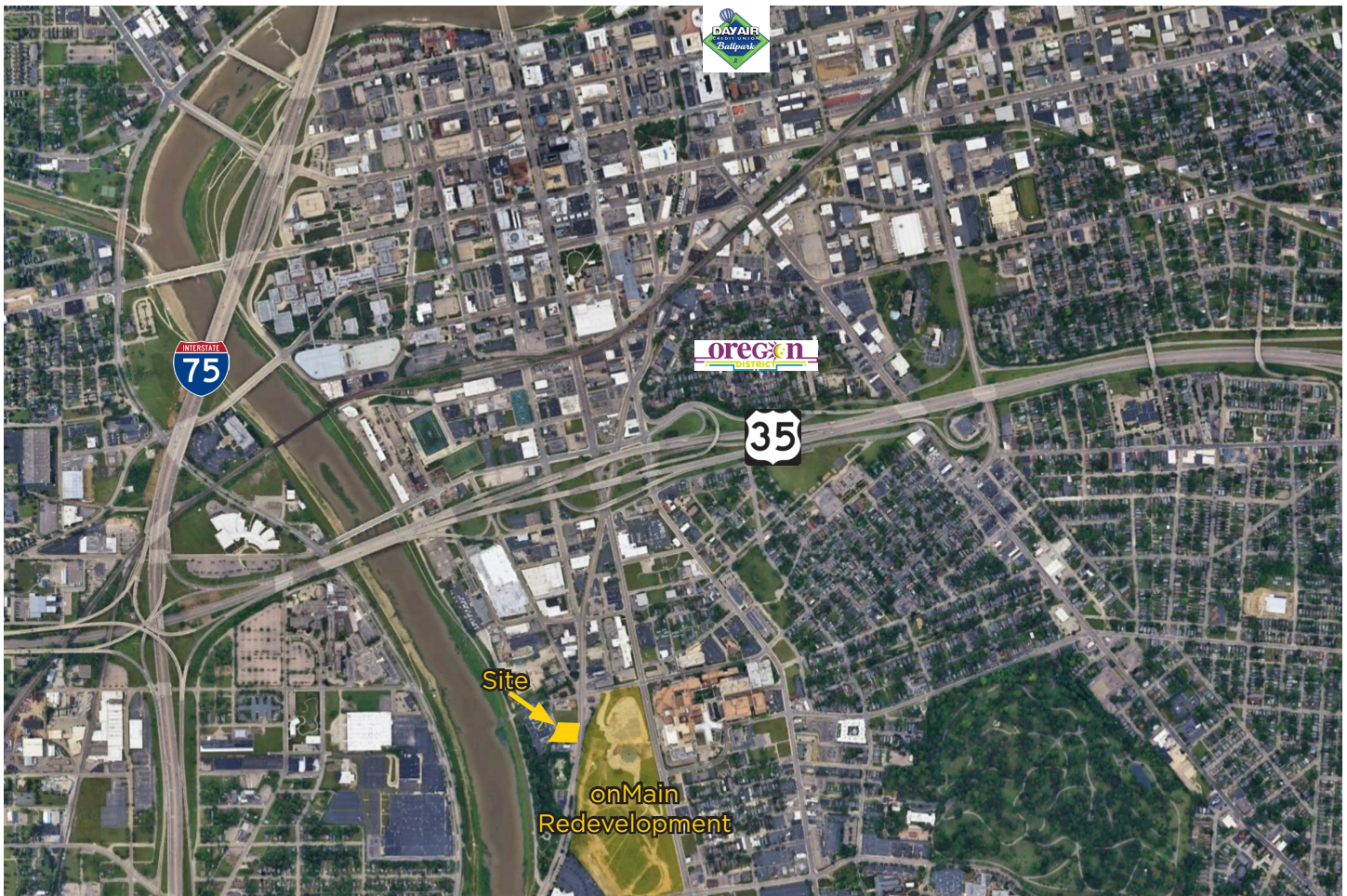
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Building Specifications

Location:	937 Patterson Boulevard Dayton, Ohio 45402	OH Doors:	3 (1-10'x14', 1-10'x12', 1-16'x10')
Total SF:	7,669± SF	Clear Height:	16' - 18' in warehouse
Office SF:	5,469± SF	Power:	420 amps, 208 volts, 3 phase
Warehouse SF:	2,200± SF	Zoning:	UBD - Urban Business District
Total Acres:	0.895±	County:	Montgomery County
		2025 Taxes:	\$15,391.13

Aerial



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