



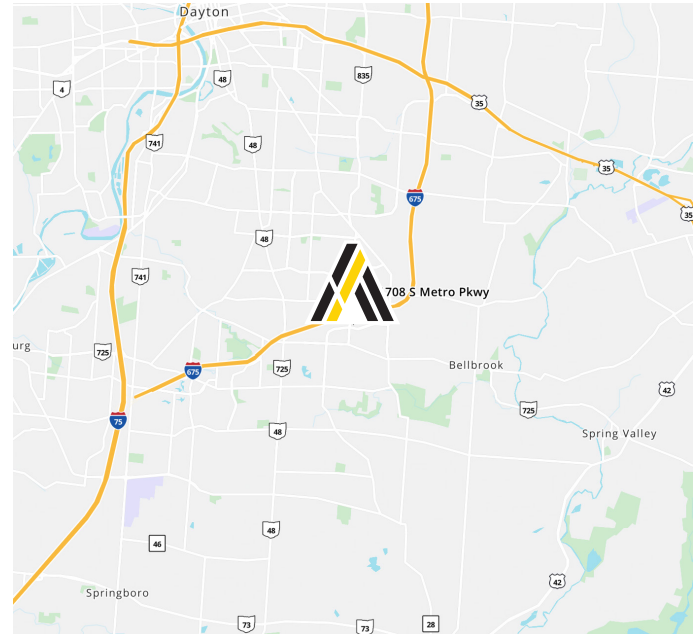
1708 S. Metro Parkway

Dayton, Ohio 45459

SALE PRICE:
\$625,000

Property Highlights

- **Standalone Industrial Facility:** 7,456± SF Freestanding building situated on 0.71± acres, ideal for investors seeking a manageable, single-tenant asset.
- **Investment Opportunity:** Tenant-occupied through July 31, 2029, providing stable in-place cash flow and long-term income security. Offered at approximately a 9% cap rate based on current income.
- **Quality Construction:** Built in 1995 with durable steel-frame construction.
- **Industrial-Ready Infrastructure:** Features 22'-28' clear heights, two drive-in doors, and 600 AMP 3-phase power, supporting a wide range of manufacturing, warehouse, and service-related operations.
- **Versatile Zoning:** Zoned I-1.
- **Amenity-Rich Location:** Located in a well-established commercial corridor minutes from The Greene, Cornerstone, and numerous restaurants, retail centers, hotels, and business services.
- **Prime South Dayton Location:** Positioned just off I-675 with convenient access to SR-725, I-75, and the greater Dayton market.
- **Tax Profile:** Current annual real estate taxes of approximately \$11,123.83.



Steve Ireland

Vice President

937.469.8254

Steve.Ireland@ApexCommercialGroup.com

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Aerial



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