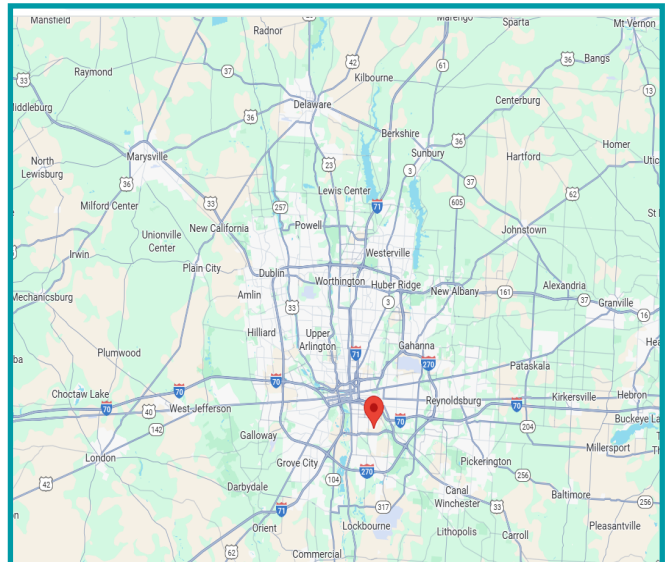




Great location near I-70 and 104!

PROPERTY HIGHLIGHTS

- 7,500 sf Industrial Warehouse building available for lease
- Conveniently located near 104 and I-70
- Heavy Power
- 14' ceilings
- One drive – in and One dock door
- Versatile industrial space. Ideal for light manufacturing, distribution or flex use
- Free rent or build out allowance for long term lease
- Great Interstate I-70 Visibility
- For Lease: \$9.50 NN



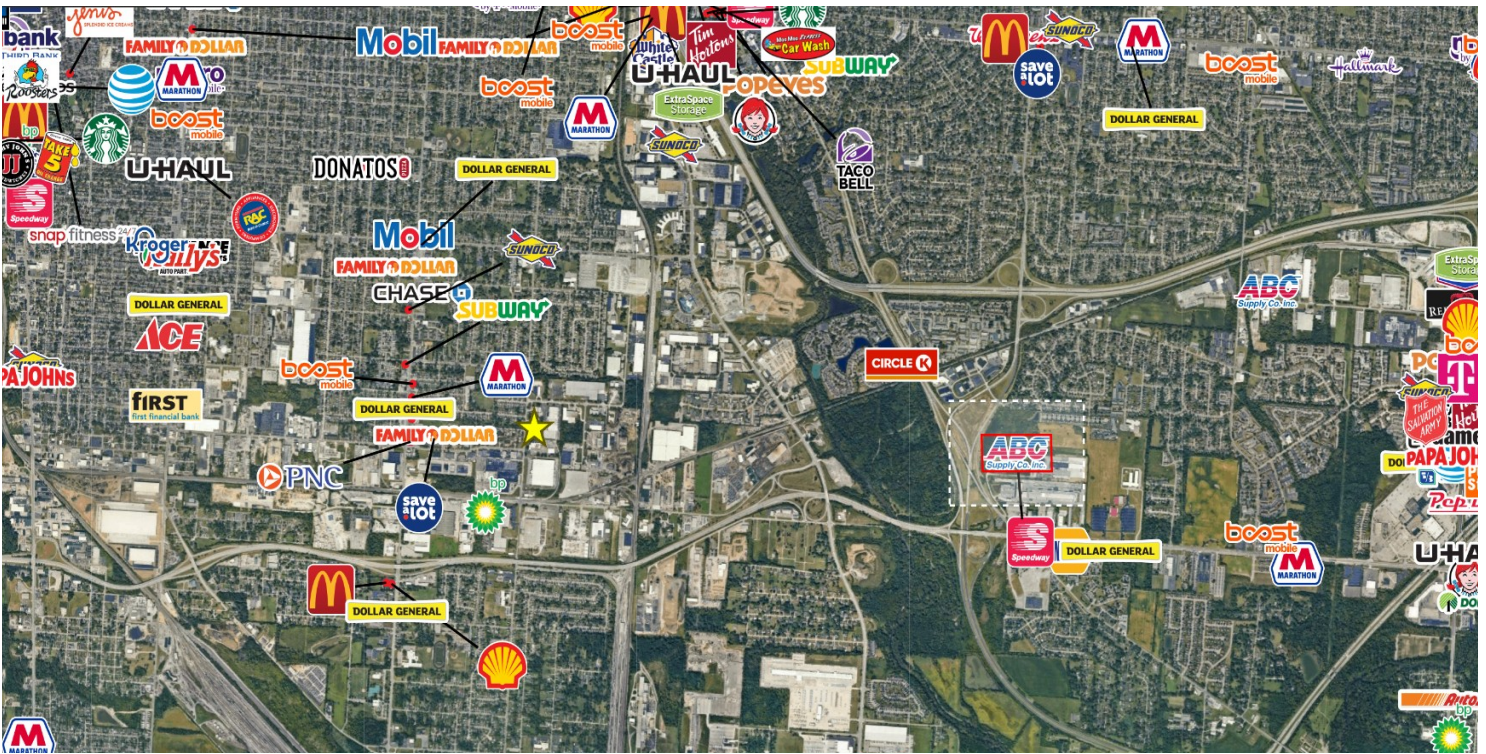
For More Information, Please Contact:

Ron Beech | Senior Associate
Mobile: 937.672.7100
ronmbeech@gmail.com

Jason Adams | Advisor
Mobile: 937.623.3199
jadams@equity.net

www.equity.net | 937.291.1179 | 11 West Monument Avenue, Suite 506, Dayton, Ohio 45402

TRADE AREA MAP / AERIAL MAP



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,066	98,106	252,072
Average HH Income	\$62,240	\$104,861	\$100,378
Daytime Population	5,250	58,660	215,606

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.