



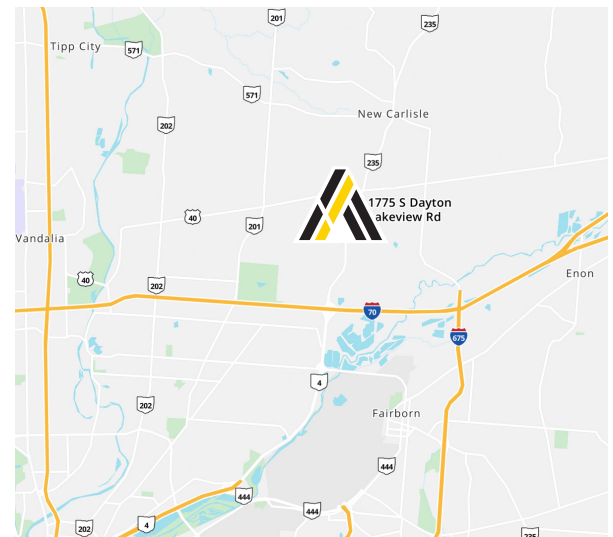
1775 S. Dayton-Lakeview Road

New Carlisle, Ohio 45344

SALE PRICE:
\$1,500,000

Property Highlights

- **34,376± SF of Industrial/Retail Potential on 5.34 Acres:** The main building is 26,376± SF of usable space with 10,000± Office/Showroom, a 5,000± SF mezzanine and a separate 3,000± SF pole barn with a 14' clear overhead door.
- **Tenant in Place:** Existing tenant in place provides immediate cash flow with a current Net Operating Income (NOI) of approximately \$144,000, translating to a 9.6% cap rate based on current income.
- **Recent Capital Improvements:** Property features a newly sealed roof backed by a transferable 10-year warranty, along with three new rooftop condensing units, minimizing near-term maintenance and capital expenditure needs.
- **Strong Infrastructure & Industrial Capacity:** Equipped with ample 3-phase power suited for manufacturing, fabrication, or warehousing operations requiring reliable electrical service.
- **Business-Friendly Tax Environment:** Located in Bethel Township, offering the benefit of no city income tax.
- **Strategic Location with Excellent Regional Access:** Located less than 2 miles from I-70 providing quick access to the Dayton-Columbus corridor.



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Building Specifications

Location:	1775 S. Dayton-Lakeview Road New Carlisle, Ohio 45344	Power:	Ample 3 Phase Power
Total SF:	34,376± SF	Clear Height:	16' to Joists / 20' to Deck
Office/Showroom SF:	10,000± SF	Drive-in Doors:	5 (4-14'x10', 2-10'x10', 1-12'x10')
Mezzanine SF:	5,000± SF	Zoning:	B-3
Pole Barn SF:	3,000± SF	Township:	Bethel Township
Total Acreage:	5.34± SF	County:	Clark County

Aerial

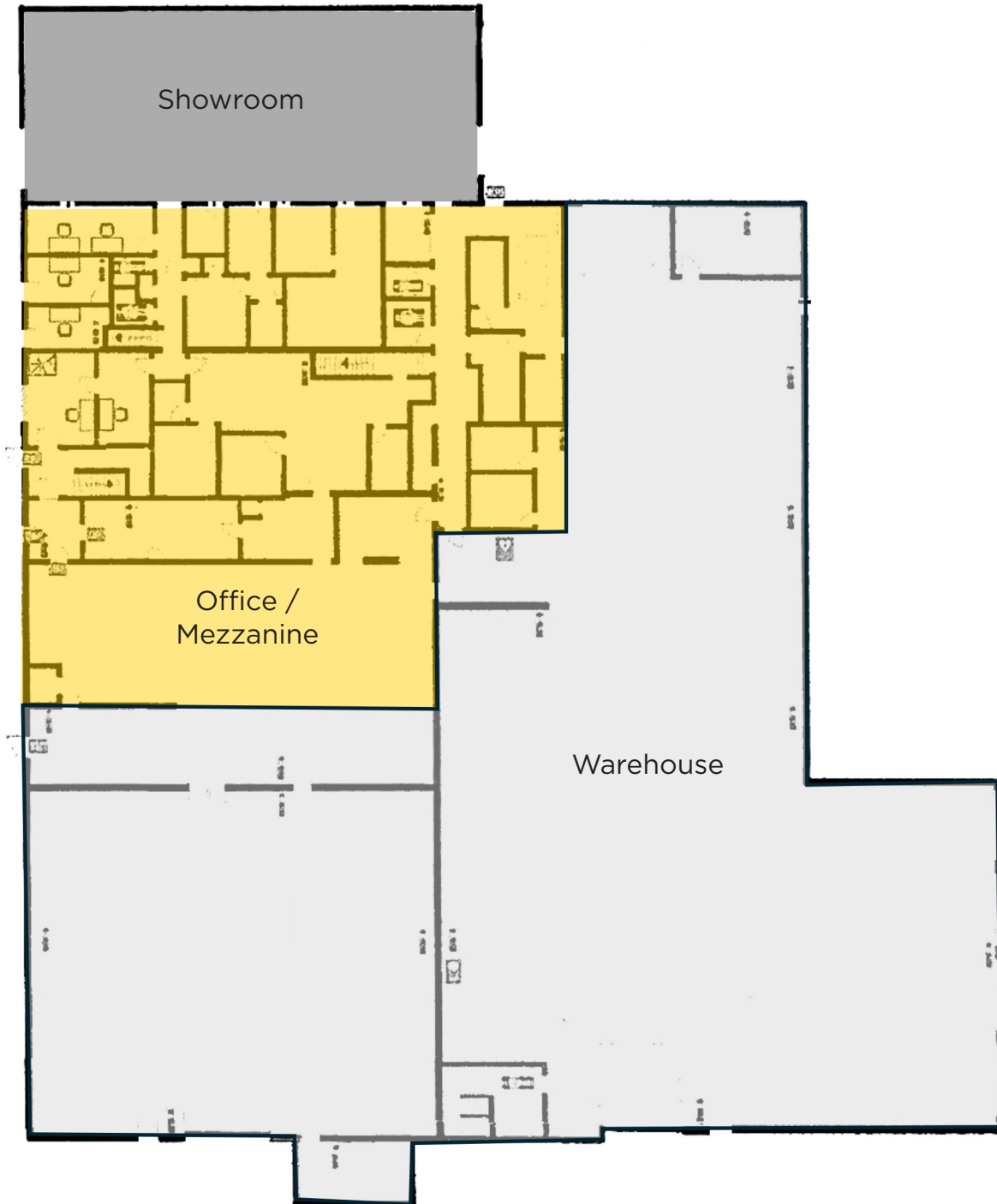


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Floor Plan

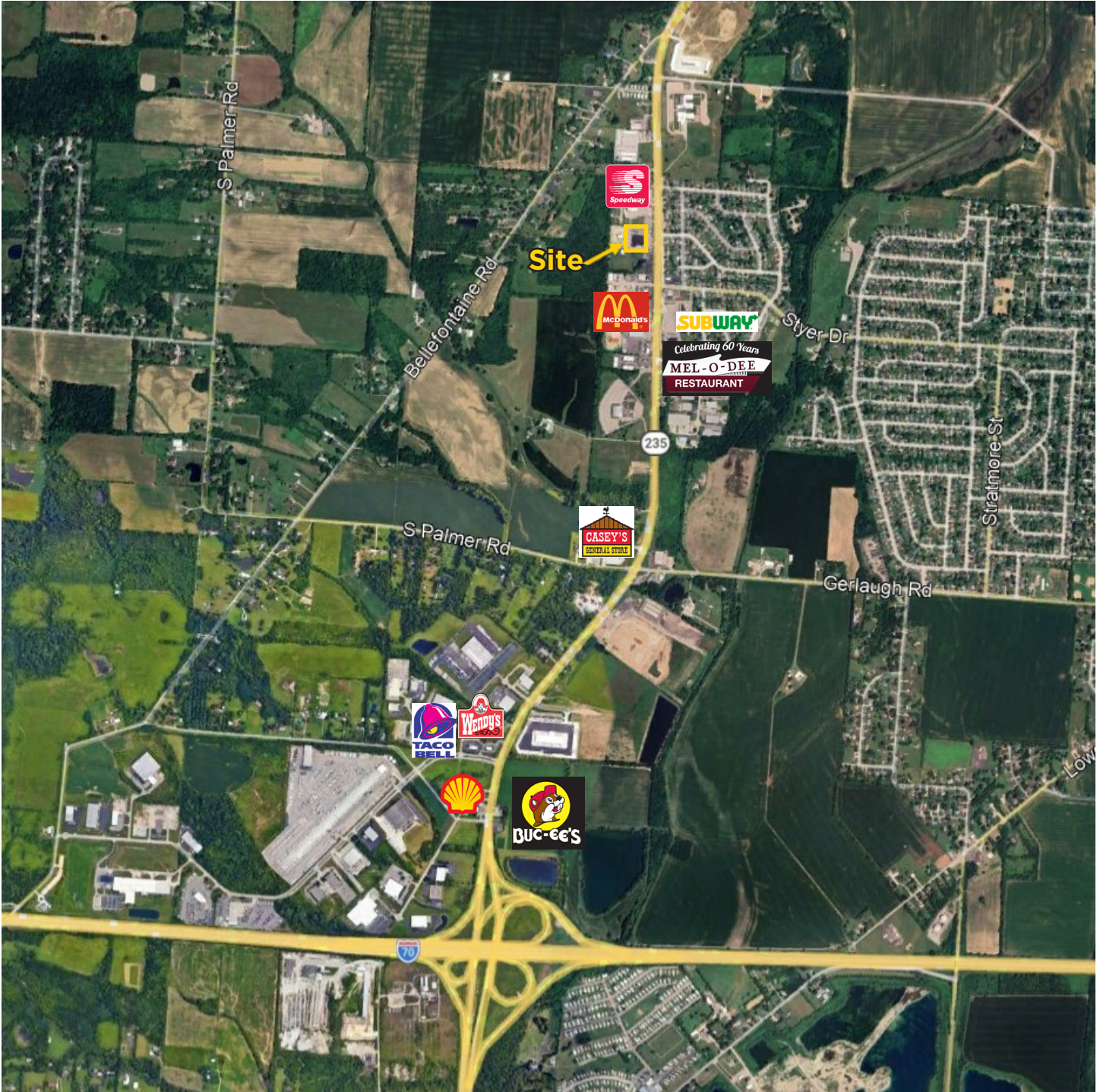


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Aerial



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