

INDUSTRIAL OWNER-USER & REDEVELOPMENT · DAYTON, OHIO

2506 N. JAMES H. MCGEE BOULEVARD

5,924 SF Across Two Buildings · 3.68 Acres



FOR SALE

\$290,000

5,924 SF
TOTAL IMPROVEMENTS

3.68 AC
SITE AREA

3.68 AC
SITE AREA

5,924 SF
IMPROVEMENTS

2
BUILDINGS

~80%
FENCED

Rail
ADJACENT

THE OPPORTUNITY

EXECUTIVE SUMMARY

Equity Commercial Real Estate Solutions is pleased to present 2506 N. James H. McGee Boulevard, a unique industrial owner-user and redevelopment opportunity situated on approximately 3.68 acres in Dayton, Ohio. The property consists of two buildings totaling approximately 5,924 square feet, including a recently renovated 1,860 SF building with updated electrical service, new roof, security system, and overhead door, along with a 4,064 SF warehouse offering significant value-add potential. The site features approximately 80% fencing, excellent truck maneuverability, rail adjacency, and convenient access to I-75 and the greater Dayton industrial market.

SPECIFICATIONS & HIGHLIGHTS

◆ SITE & LAND

LAND AREA	3.68 Acres
ZONING	Industrial Corridor
FENCING	Approx. 80%
RAIL	Adjacent
TRUCK ACCESS	Excellent

◆ IMPROVEMENTS

TOTAL BUILDING SF	5,924 SF
BUILDINGS	2
FRONT BUILDING	Recently Renovated
NEW ROOF	Front Building
OVERHEAD DOOR	16' x 8' Roll-Up

◆ UTILITIES & SYSTEMS

ELECTRICAL	New Service
SECURITY	Cameras & Alarm
WATER	Available
PLUMBING	Toilet & Floor Drain
CLEAR HEIGHT	Approx. 14'

◆ LOCATION

INTERSTATE	Minutes to I-75
HIGHWAY	Minutes to US-35
DOWNTOWN DAYTON	Minutes Away
CORRIDOR	Established Industrial
ADJACENT TO	SugarCreek Packing



BUILDINGS & LOCATION

BUILDING #1 · RENOVATED

1,860 SF

CONDITION	Completely renovated
NEW ROOF	Replaced 2022
ELECTRICAL	New service
OVERHEAD DOOR	16' x 8' roll-up
CEILINGS	Approx. 14'
PLUMBING	Water, toilet, drain
SECURITY	Cameras & alarm

BUILDING #2 · VALUE-ADD

4,064 SF

TYPE	Warehouse
CEILINGS	Approx. 14'
FLOOR	Concrete
STRUCTURAL WALLS	Appear sound
ROOF FRAMING	Requires replacement
OUTDOOR STORAGE	Strong potential
BEST USE	Storage / redevelopment



SITE & LOCATION ADVANTAGES

3.68 AC · Industrial Corridor

Approx. 80% Fenced

Rail Adjacent

Excellent Truck Access

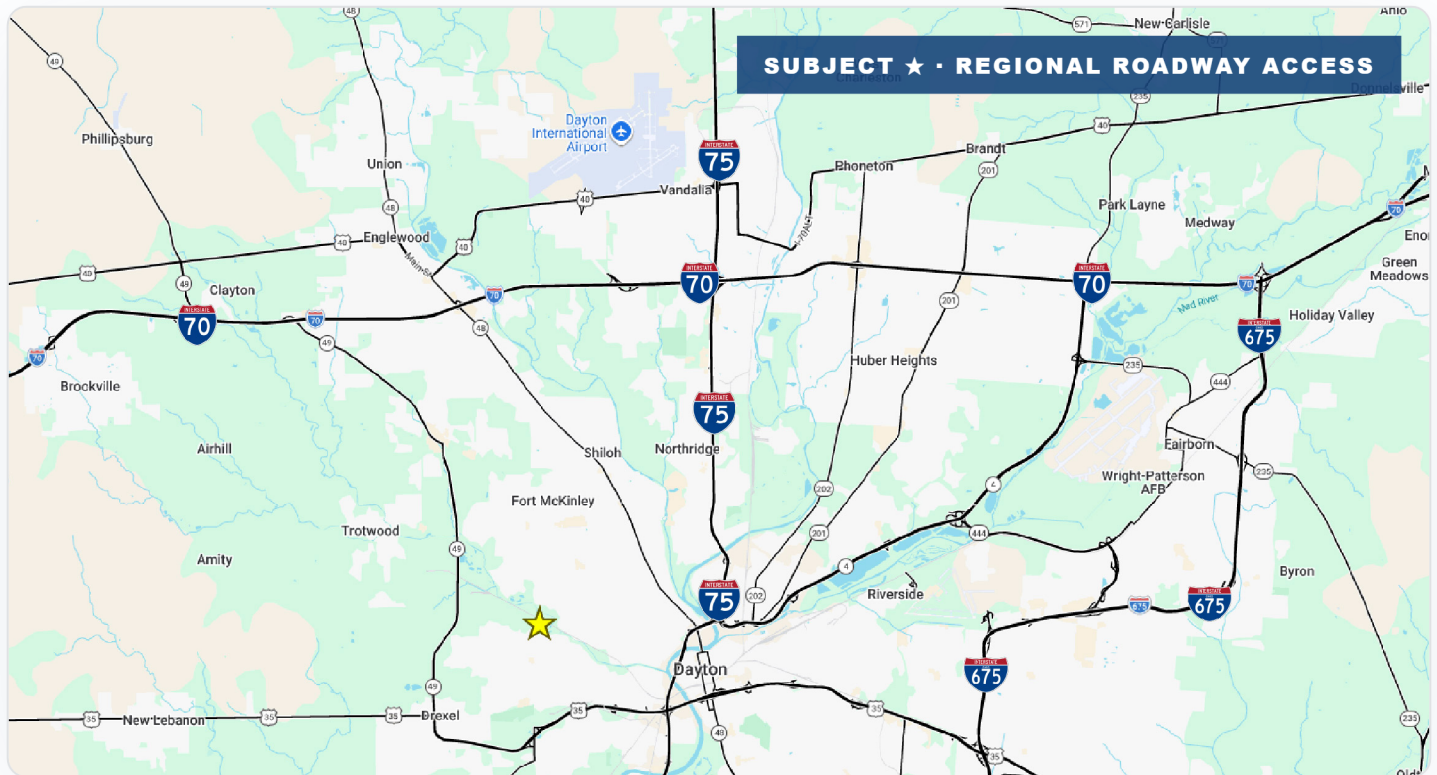
Outdoor Storage Potential

Adjacent to SugarCreek Packing Co.

Adjacent to Protected Greenspace

Nearby Manufacturing & Logistics

ACCESS & DRIVE TIMES



ACCESS & DRIVE TIMES

LANDMARK	ROUTE	DIST.	DRIVE
US-35 ~50k+ VPD	S on James H McGee Blvd to interchange	~2.0 mi	~5 min
N Gettysburg Ave / SR-49 State route	N on James H McGee Blvd	~1.5 mi	~4 min
W Third St E-W arterial	S on James H McGee Blvd	~1.2 mi	~4 min
I-75 ~208k+ VPD	via US-35 E or W Third St E	~3.5 mi	~9 min
Downtown Dayton CBD	SE via W Third St	~2.0 mi	~6 min
I-70 Interstate	N via I-75 or SR-49	~7.5 mi	~12 min
Dayton Int'l Airport (DAY) Cargo & passenger	N via I-75	~11 mi	~19 min

Distances and drive times are approximate. VPD = vehicles per day (ODOT).

MARKET SNAPSHOT

2506 N. JAMES H. MCGEE BLVD	15 MIN	30 MIN	45 MIN
POPULATION & HOUSEHOLDS			
Population	219,605	833,805	1,436,472
Median Age	38.4	40.4	40.5
Median Household Income	\$52,074	\$77,427	\$80,927
BUSINESS & LABOR FORCE			
Total Businesses	7,578	27,135	46,441
Total Employees	123,481	386,917	665,850
Blue Collar Workforce	25%	21%	22%
Unemployment Rate	7.5%	4.5%	4.4%

Source: Esri Key Facts, 15 / 30 / 45-minute drive times. 2026 / 2031 vintages where applicable.

EXCLUSIVELY LISTED BY

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