



# FOR SALE OR LEASE

**365 Leo St**

**Dayton, OH**

**Manufacturing/Warehouse Facility**

**38,500 SF**



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# FOR SALE OR LEASE

## MFG/WAREHOUSE FACILITY

Dayton, OH - 38,500 SF

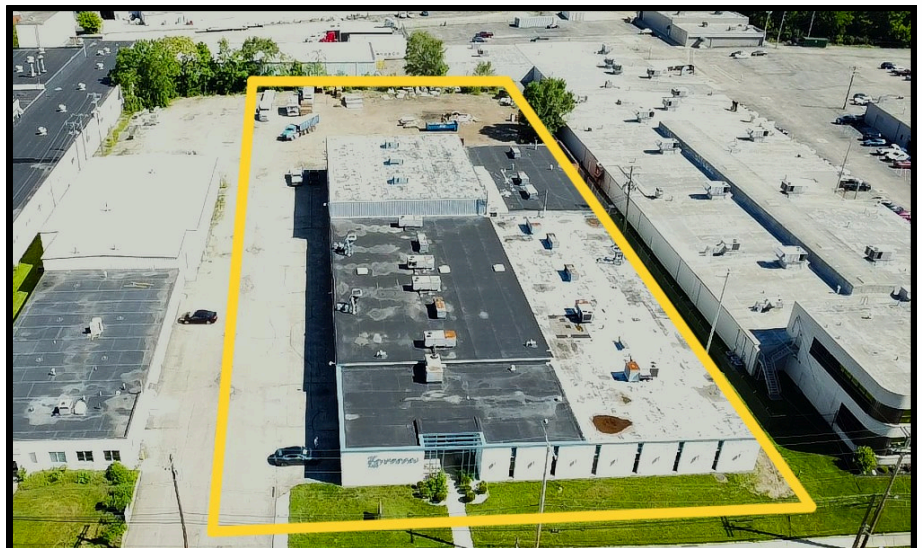
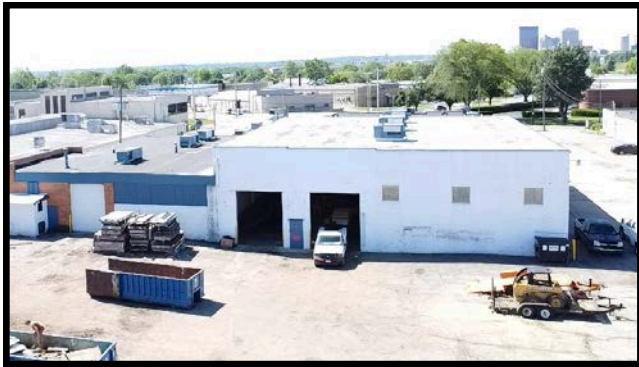
Lease Rate: \$4.25 NNN SF/YR

Sale Price: \$1,450,000



### Building Specifications

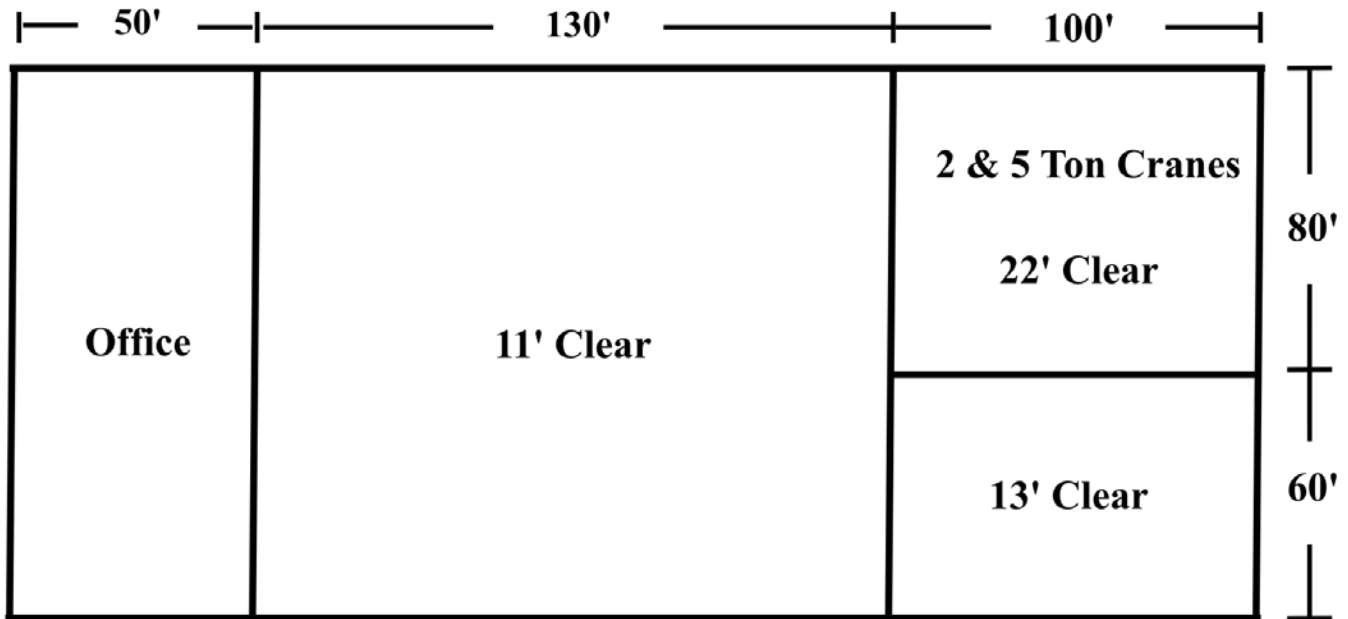
Warehouse SF	31,500 SF
Office SF	7,000 SF
Acreage	2.29 AC
Outside Storage	36,000 SF Paved
Clear Height	11'-22'
Floor Thickness	6"
Lighting	LED & Fluorescent
Zoning	I1; Light Industrial
Power	240 Volts; 600 Amp; III Phase
Docks	One; 12' x 14'
Drive-In Doors	Two; 12' x 14' & One; 10' x 14'
Cranes	One; 5 Ton & One; 2 Ton
Heating	Forced Air Gas
Sprinkler System	Yes
Annual Tax	\$19,150



# About Dayton

- Strategic Midwest location with access to more than 60% of the U.S. and Canadian population within a one-day drive.
- Exceptional transportation infrastructure, including Interstates 70, 75, and 675, providing efficient connections to major Midwest markets.
- Highly skilled workforce supported by a strong manufacturing heritage, aerospace industry presence, and a steady talent pipeline from regional colleges and universities.

# Building Dimensions



# Demographics

## Population

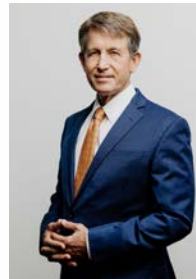
Dayton	136,346
Montgomery County	537,443
CSA	1.08 Mil

## Income

Average HH Income	\$61,482
Median HH Income	\$45,247

## DAYTON, OHIO and Surrounding Cities

- ★ Dayton
- Major City
- Community/Town
- Interstate Highway
- U.S. Highway
- State Route
- Parks / Green Space
- Water



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