



COLDWELL BANKER REALTY

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INDUSTRIAL
OPPORTUNITY**

FATIMA KHABALOVA

Real Estate Agent

BOOK NOW!

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FOR SALE

1610 STANLEY AVE

Dayton, OH 45404

DISTRIBUTION
CENTER

13,097 SF

3.6246 ACRES

13,097 SF

3.6246 AC

18-20'

4 DOORS

BUILDING SPECS

Available SF	13,097 SF Distribution Center
Office	458 SF
Warehouse / Distribution	12,639 SF
Acreage	3.6246 acres
Year Built	1986
Clear Height	18-20' Three (3) dock doors and one (1) drive-in door; one dock door has a leveler
Loading	
Power	Not disclosed

PROPERTY HIGHLIGHTS

- Masonry with steel framing and brick exterior.
 - Interior features exposed ceiling, drop-down fluorescent lighting, sealed concrete floor, and concrete block walls.
 - Heat is provided by a gas furnace; A/C unit serves the office area.
 - Ample onsite parking available for staff, customers, and operations.
- Convenient access to I-75 and State Route 4 for regional distribution and transportation.

IDEAL FOR

Distribution	Warehouse
Light Industrial	Logistics / Storage

Location Advantage

Positioned near key Dayton transportation routes, the property offers direct connectivity to I-75 and State Route 4, supporting efficient movement throughout the region.

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Information deemed reliable but not guaranteed. Buyer to verify all information.