



Located in Washington Township, Ohio, this fully leased industrial investment property consists of 20,399± SF situated on 2.007± acres. Currently 100% occupied, the property offers stable occupancy within a functional industrial layout designed to support a variety of operational needs.

The building features seven (7) drive-in doors, providing efficient access for loading, warehousing, service operations, and vehicle movement. Its configuration supports flexible industrial use and operational efficiency for tenants requiring convenient building access and distribution capabilities.

Positioned in a well-established industrial corridor with convenient regional connectivity, 577-595 Congress Park Drive offers an opportunity to own a stabilized industrial asset in the Dayton market with strong functionality and existing tenancy in place.

Exclusively offered by Apex
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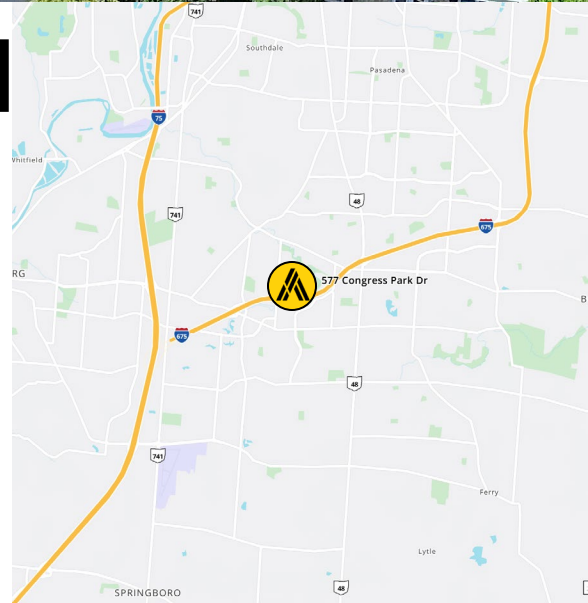


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Property Highlights

Address	577-595 Congress Park Drive Washington Township, Ohio 45459
Parcel ID	O67 23316 0003
Building Size	20,399± SF
Lot Size	2.007± Acres
Occupancy	100%
Year Built	1997
Drive-in Doors	7
HVAC	100% Air Conditioned
Sprinkler System	Wet System
Parking	66 Spaces; 3.23/1,000 SF
Zoning	PD-1 - Planned Development Industrial
Asking Price	\$2,500,000
2025 NOI	\$191,827.67
Cap Rate	7.67%



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