



FOR SALE - 3 BLDG SITE

351 Deeds Ave

Dayton, OH

Warehouse - Office - Maintenance

32,800 SF Total



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FOR SALE

Manufacturing Facility

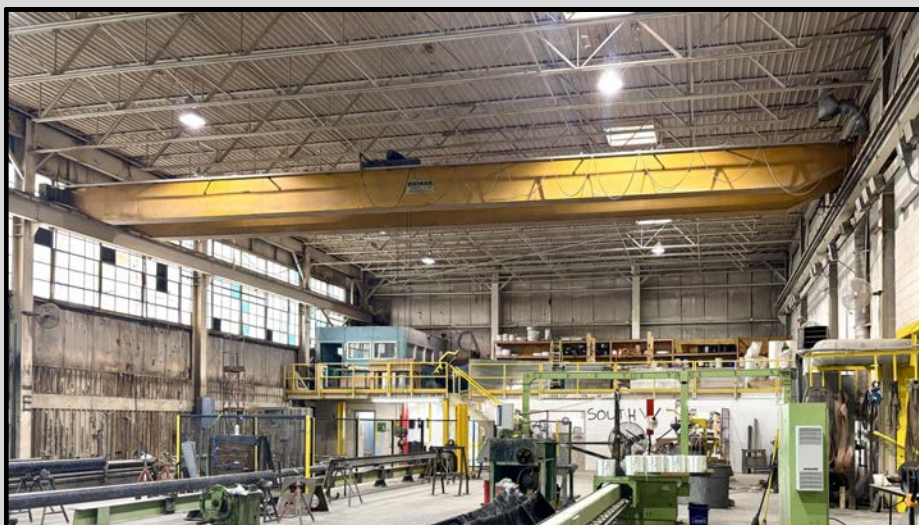
23,360 SF

Sale Price: \$1,500,000



Building Specifications

Warehouse SF	23,360 SF
Number of Floors	1 Story
Clear Height	17'-25'
Floor Thickness	6"
Lighting	LED
Zoning	I2; Heavy Industrial
Power	480V; 400 Amp; III Phase
Sprinkler System	No
Heating	Forced Air Gas
Drive-In Doors	Five
Cranes	Two; 5 Ton Bridge
Paint Booth	Yes
Large Secured Fence	Yes



FOR SALE



Maintenance Facility

3,000 SF

Sale Price: \$1,500,000

Building Specifications

Maintenance SF	3,000 SF
Number of Floors	1 Story
Clear Height	14'-16'
Floor Thickness	6"
Bldg. Dimensions	60' x 50'
Zoning	I2; Heavy Industrial
Power	480V; 400 Amp; III Phase
Sprinkler System	No
Heating	None
Drive-In Doors	Two
Cranes	Two; 5 Ton Bridge
Construction Type	Metal
Column Spacing	Clear Span



FOR SALE



Office Facility

4,000 SF

Sale Price: \$1,500,000

Building Specifications



Office SF	4,000 SF
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Number of Floors	1 Story
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Parking Spaces	40 Spaces
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HVAC System	New Forced Air Gas
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Conference Room	Yes
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Zoning	I2; Heavy Industrial
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Lighting	LED
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Sprinkler System	No
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Renovated	Yes
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Lunchroom	Yes
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Utilities	City Water, Sewer, & Gas
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Construction Type	Brick
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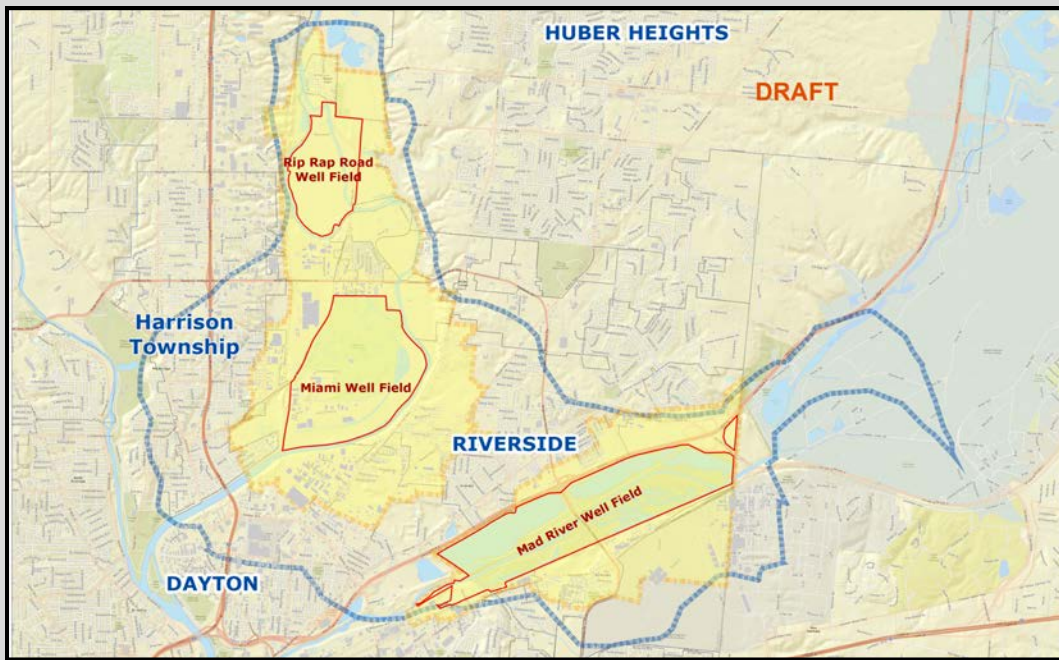
Offices	Five
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About Dayton

- 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.

Dayton Water Protection Area



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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