



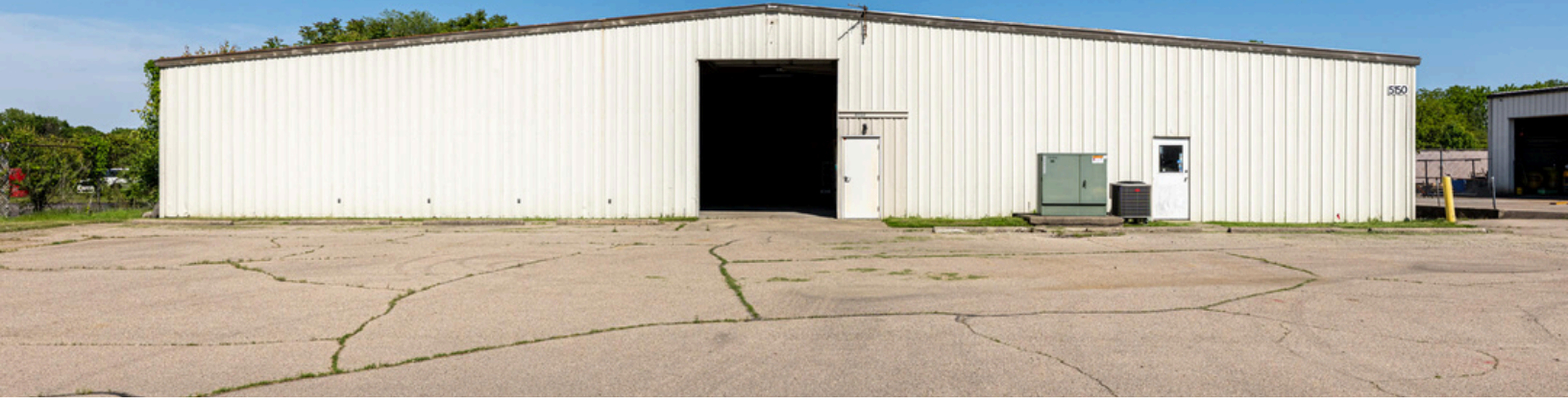
FOR SALE

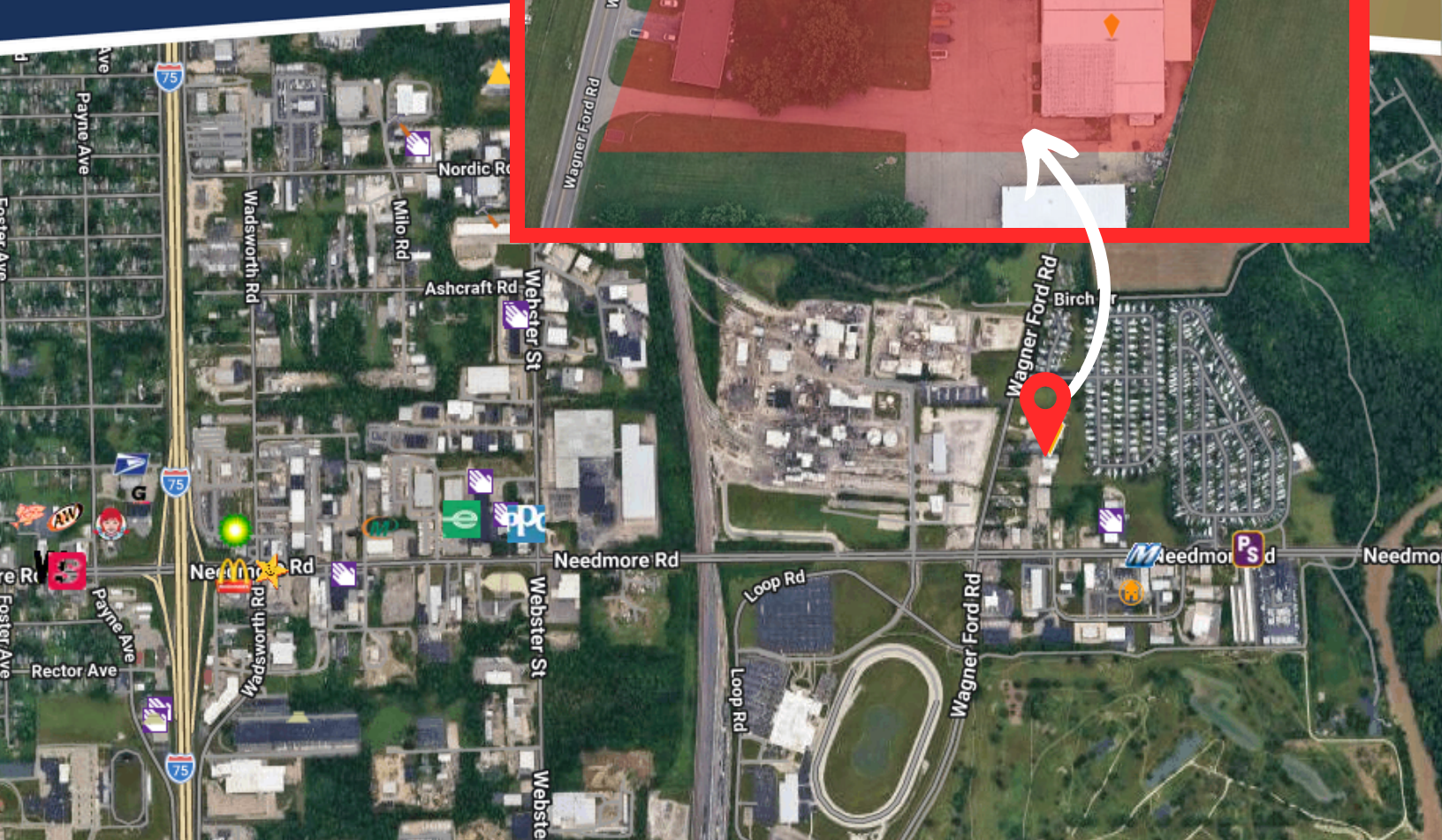
5150 & 5136 WAGNER FORD RD
DAYTON, OH 45414

Property Highlights

- Exceptional investment or owner-user opportunity
- Approximately 14,340 SF industrial building
- Multiple offices on first and second floor
- Dock
- Two overhead doors
- Approximately 1.5 mile to I75
- Residential duplex provides additional revenue
- Harrison Twp – no income tax
- Ideal uses include Logistics, Equipment Rental, Kennel, Truck & Trailer Sales & Service, Builder Supply, Contractor's Office, General Industrial Production, Light Industrial Assembly & Distribution, Truck Shipping Facility

Offered at: \$750,000





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2025 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	14,346	169,756	484,022
HOUSEHOLDS	6,225	72,070	204,689
HH INCOME	\$58,395	\$72,542	\$82,287

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