



# 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

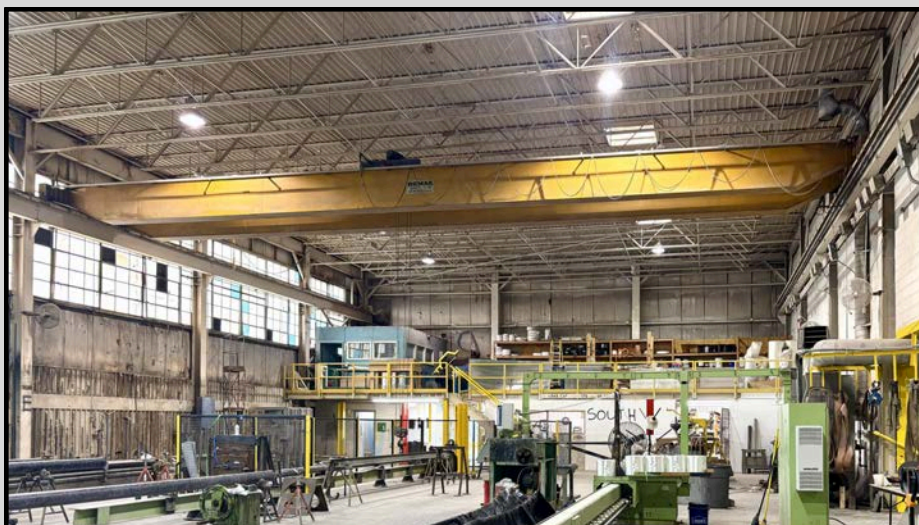
23,360 SF

### 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                      |
| Annual Tax's        | \$5,256                  |





# 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               |
| Annual Tax's      | \$5,256                  |



# FOR SALE



## Office Facility

4,000 SF

## Sale Price: \$1,500,000

### Building Specifications

|                   |                          |
|-------------------|--------------------------|
| Office SF         | 4,000 SF                 |
| Number of Floors  | 1 Story                  |
| Parking Spaces    | 40 Spaces                |
| HVAC System       | New Forced Air Gas       |
| Conference Room   | Yes                      |
| Zoning            | I2; Heavy Industrial     |
| Lighting          | LED                      |
| Sprinkler System  | No                       |
| Renovated         | Yes                      |
| Lunchroom         | Yes                      |
| Utilities         | City Water, Sewer, & Gas |
| Construction Type | Brick                    |
| Offices           | Five                     |
| Annual Tax's      | \$5,256                  |

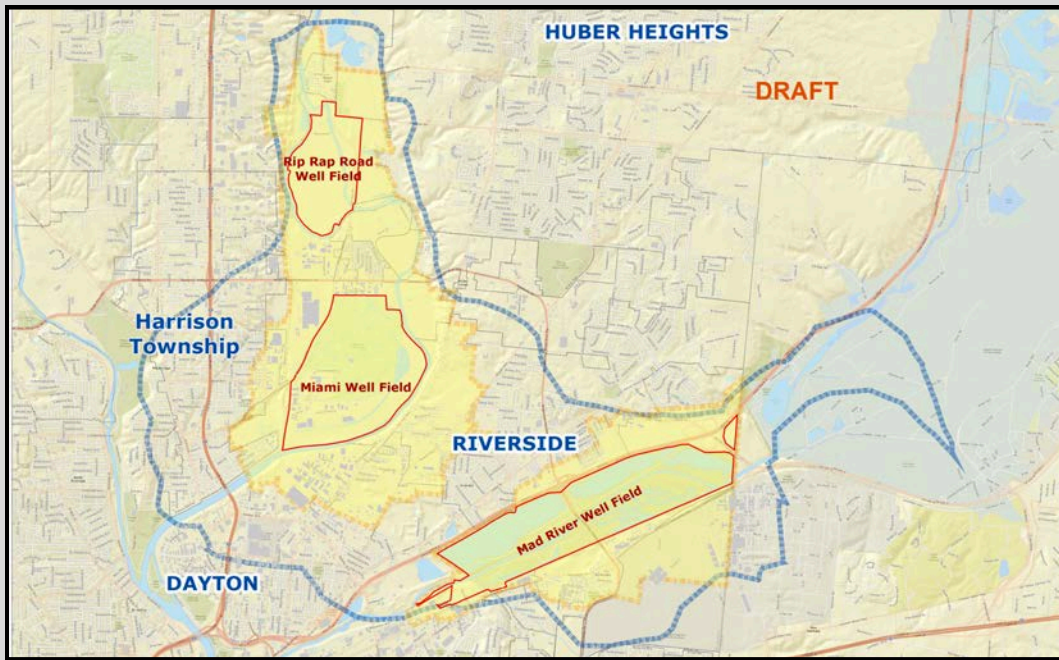




# About Dayton

- 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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