



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

8,000 OFFICE/FLEX BUILDING FOR SALE!



**3380 Successful Way
Dayton, OH 45414**

PROPERTY FEATURES:

- **MINUTES FROM I-75**
- **PAVED PARKING LOT WITH 20+ SPACES**
- **PRIVATE OFFICES, SHOWROOM, AND SHOP SPACE**
- **3-PHASE ELECTRIC**
- **10' OVERHEAD DOOR**

\$499,000



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-Commercial
-Investments
-Land

Rodney Gibbs
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(937)470-9234
www.MiamiValleyCRE.com



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Fact Sheet

Address:	3380 Successful Way Dayton, OH 45414
Price:	\$499,000.00
County:	Montgomery
City:	Dayton
Building Size:	8,000 SF
Lot Size:	0.56 Acres
Year Built:	1985
Zoning:	I-2 (Please confirm zoning and use with City of Dayton)
Parking Spaces:	20+
Roof:	Shingle
HVAC:	Central Air Conditioning, Gas Forced Air
Electric:	3-Phase
Restrooms:	3
Taxes:	\$9,040

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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Property Description:

3380 Successful Way is an 8,000 SF office/flex building. The property features 12 offices, a large showroom, and approximately 2,500 SF of workshop space.

Industrial amenities include a 10' overhead door and 3-phase power, supporting light manufacturing, service, or distribution uses.

The property sits on a secured site with a large paved and fenced parking area, ideal for equipment storage or additional outdoor storage needs.

Strategically located just minutes from I-75 with close proximity to Hollywood Gaming at Dayton Raceway and Cargill, the property offers strong regional accessibility and convenient connectivity.

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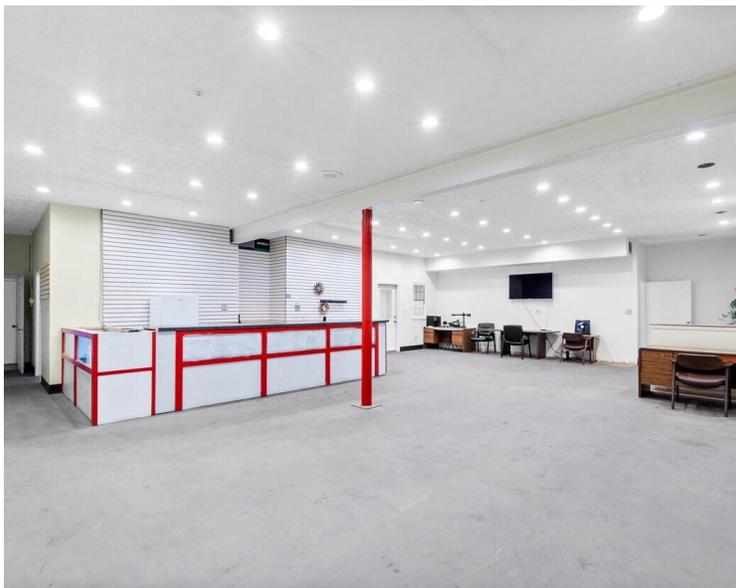
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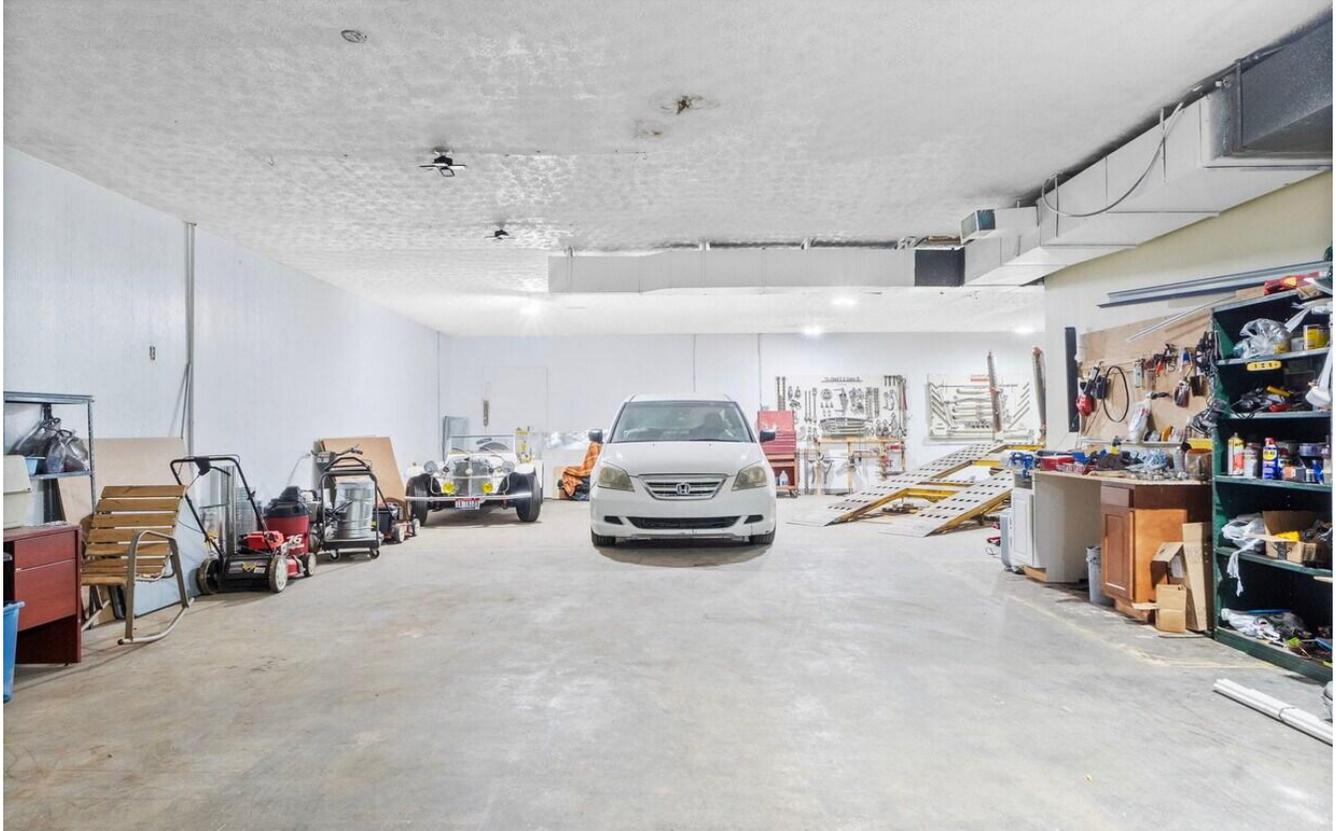
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