



## 937 S. Patterson Boulevard

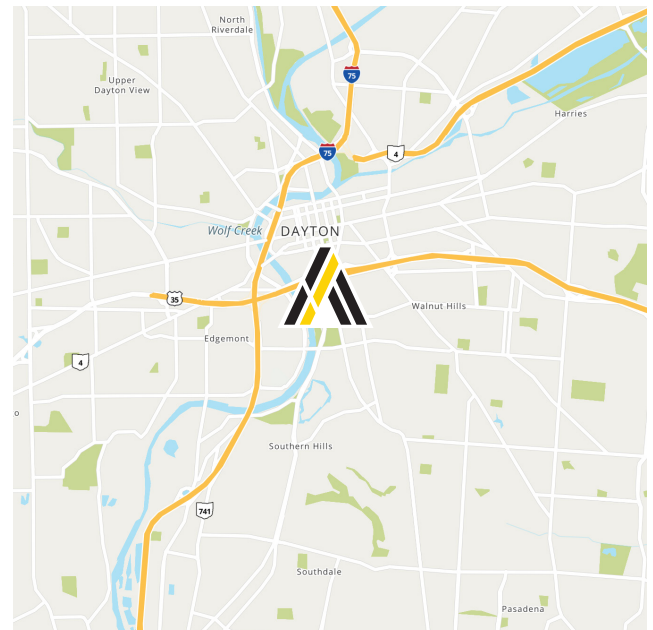
Dayton, Ohio 45402

**SALE PRICE:**  
\$700,000

**LEASE RATE:**  
\$7.50 PSF NNN

### Property Highlights

- **Secure & Versatile 7,669± SF Building:** Move-in ready free-standing building on 0.895± acres with a functional and versatile layout. Space is well-suited for a wide variety of business types such as sales, service, or office, featuring a fenced and gated rear access.
- **Prime High-Visibility Location:** Positioned along a major Dayton thoroughfare with 10,000+ VPD.
- **Strategic Urban Positioning:** Located directly across from the OnMain Development, with proximity to the University of Dayton, Sinclair, and Miami Valley Hospital with quick connectivity to the Dayton CBD.
- **Capitalize on Future Growth:** Secure a strong rate now before market demand increases pricing tied to the OnMain project; flexible terms and move-in ready space.
- **Flexible Opportunity:** Property is currently leased through 2041; however, the tenant has ceased operations and vacated, creating a unique opportunity for an owner-user. Seller is exploring all options, providing flexibility to meet a buyer's needs.



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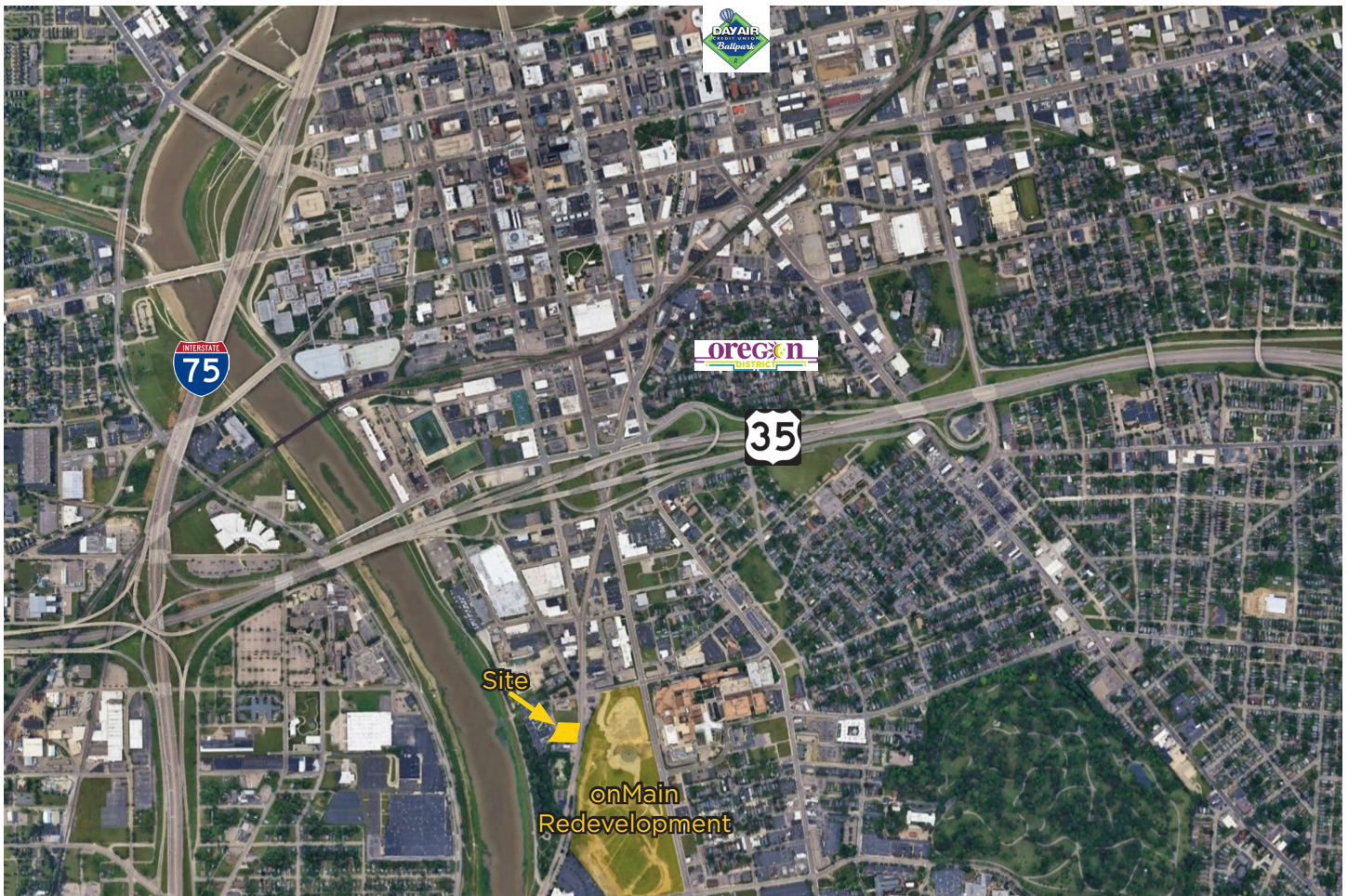
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## Building Specifications

<b>Location:</b>	937 Patterson Boulevard Dayton, Ohio 45402	<b>OH Doors:</b>	3 (1-10'x14', 1-10'x12', 1-16'x10')
<b>Total SF:</b>	7,669± SF	<b>Clear Height:</b>	16' - 18' in warehouse
<b>Office SF:</b>	5,469± SF	<b>Power:</b>	420 amps, 208 volts, 3 phase
<b>Warehouse SF:</b>	2,200± SF	<b>Zoning:</b>	UBD - Urban Business District
<b>Total Acres:</b>	0.895±	<b>County:</b>	Montgomery County
		<b>2024 Taxes:</b>	\$14,128.44

## Aerial



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