



581 Congress Park Drive

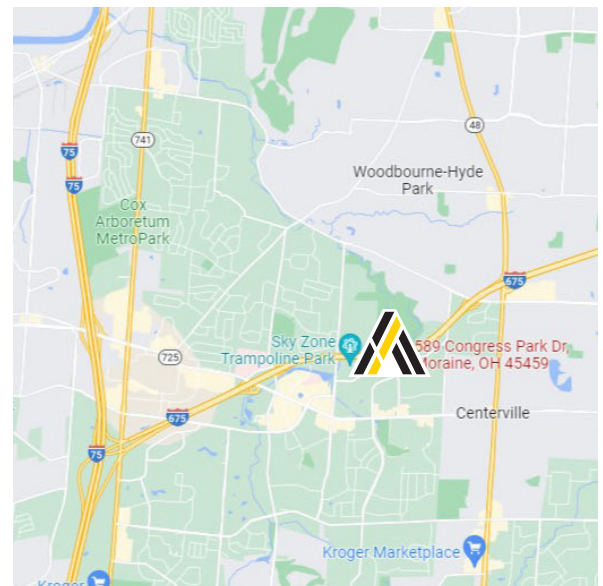
Dayton, Ohio 45459

LEASE RATE:

\$9.95 PSF NNN

Property Highlights

- 3,872± SF Flex space available
- **Well-Balanced Layout:**
 - 2,219± SF Office with private offices, open work area, and kitchenette
 - 1,653± SF Warehouse for storage, operations, or light manufacturing
- **Comfort & Functionality:** 100% Air-conditioned space, including the warehouse — a rare and valuable feature for employee comfort and temperature-sensitive materials
- **Easy Access:** 10' x 12' OH Grade level door - allows easy vehicle and freight access directly into the warehouse
- **Prime Location in Washington Township:** With no city income tax and quick access to I-675 - reach Dayton, I-75, and surrounding markets within minutes



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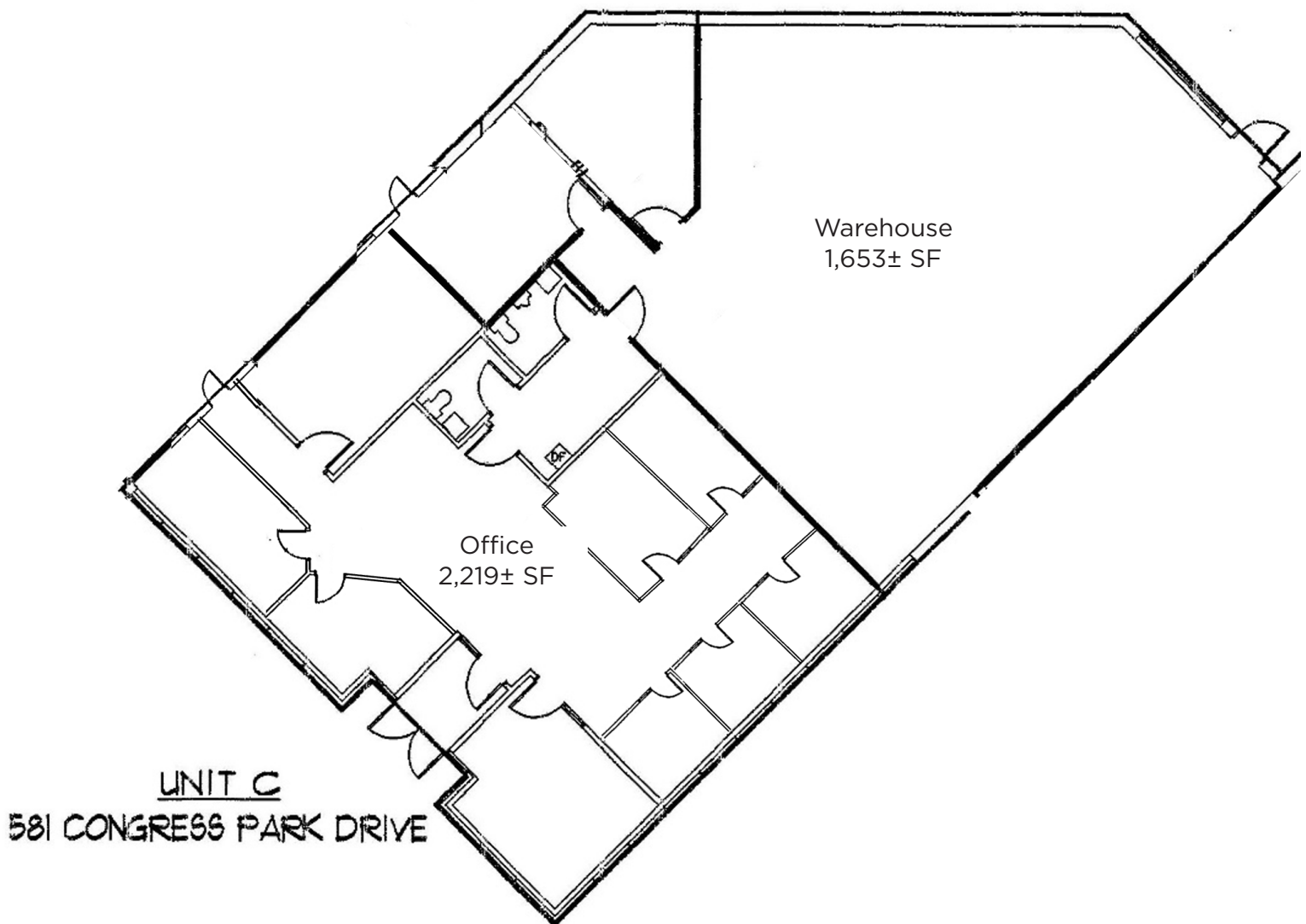
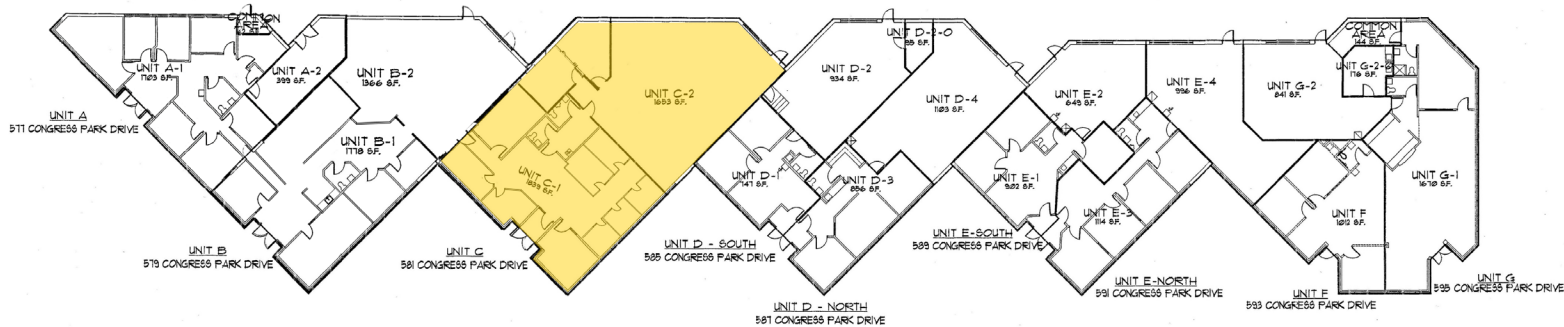
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Floor Plan



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