

MARK FORNES REALTY

**For Sale or
Lease**

3361 SUCCESSFUL WAY, DAYTON

PRICE REDUCTION



THE PROPERTY FEATURES

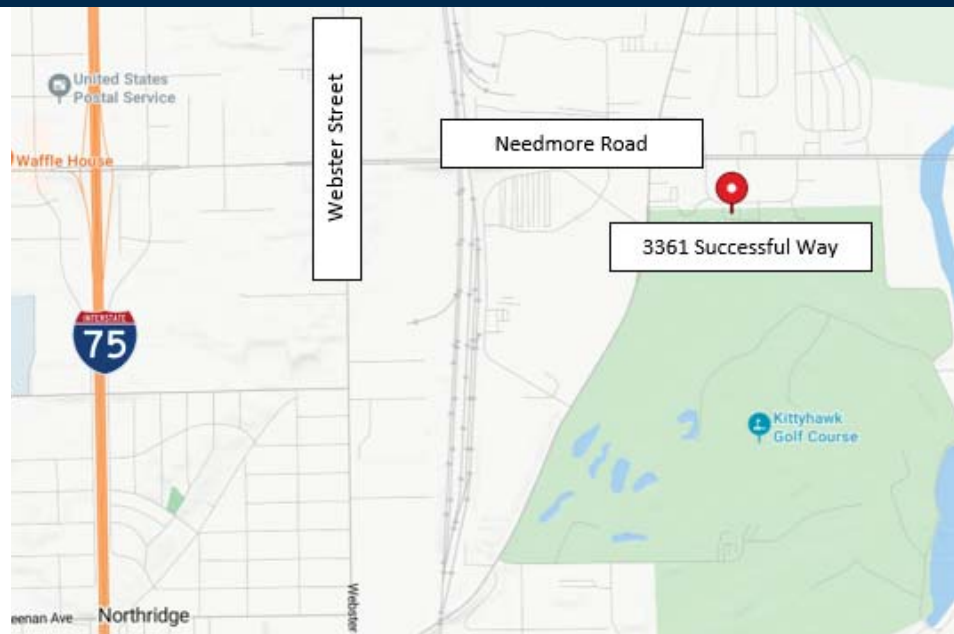
- For Sale - \$495,000
- For Lease - \$12.95/SF MG (tenant to pay utilities, janitorial and trash)
- 1 story brick building
- +/- 10,000 SF flex space
- 1.102 Acres
- Built 1974
- Roof - spray foam roofing system
- Zoned: I-2 Industrial
- Generator included
- Available September 2024

MARK FORNES REALTY, INC

2080 Byers Road
Miamisburg, Ohio 45342
www.FORNES.com

JASON RUDZINSKI, CCIM
Senior Vice President
937-434-2000
jason@fornes.com

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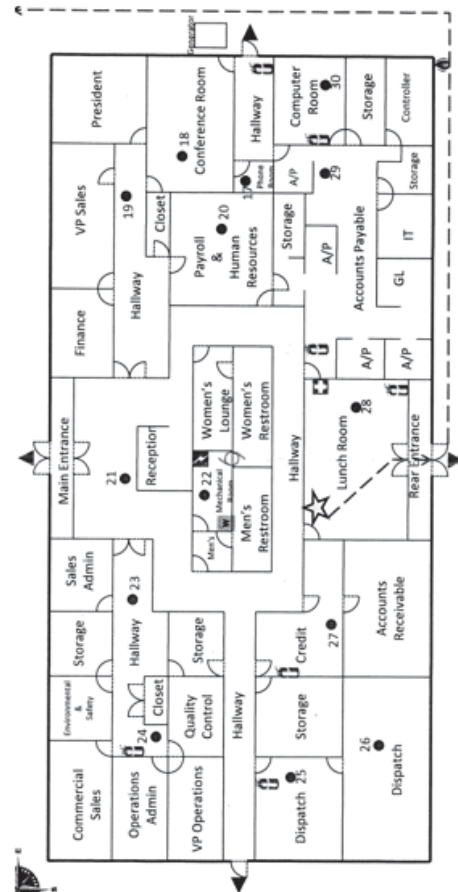


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PROPERTY INFORMATION

- County: Montgomery
- Parcel ID: R72117011 0005
- Size: +/- 10,000 SF
- Acres: 1.02
- Construction: Brick
- Municipality: Dayton
- Stories: 1
- Zoning: I-2 Industrial
- Parking: Ample



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