



61 Commerce Park Dr

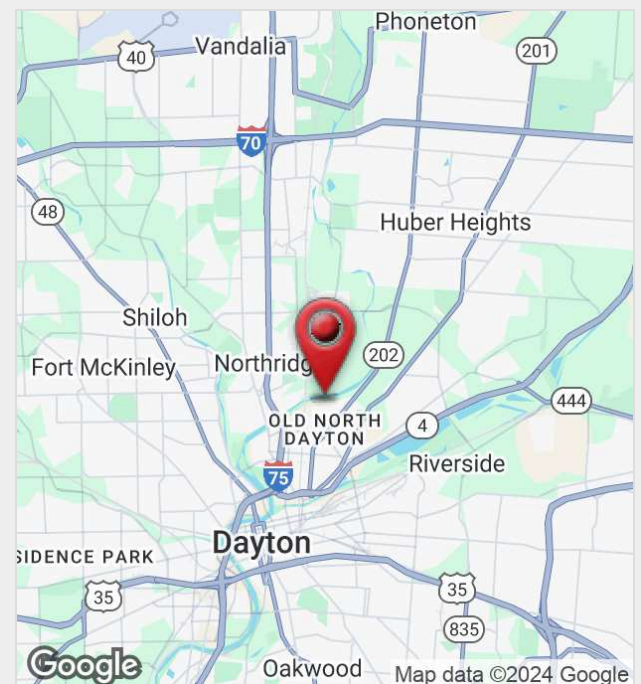
Dayton, Ohio 45404

Property Features

- 7,825 SF Truck Terminal & Maintenance Facility
- ±1.8-Acre Fenced Lot
- ±1,000 SF Office Space
- Four (4) Drive-In Doors: 12' x 14'
- 12 Docks with Levelers
- 12' Clear in Terminal and 18' in Maintenance Bays
- Currently Undergoing Renovations
- Zoned Light Industrial (I-1)
- Just 1 Mile to I-75 via Stanley Avenue

Sale Price: \$1,375,000

Lease Rate: Negotiable

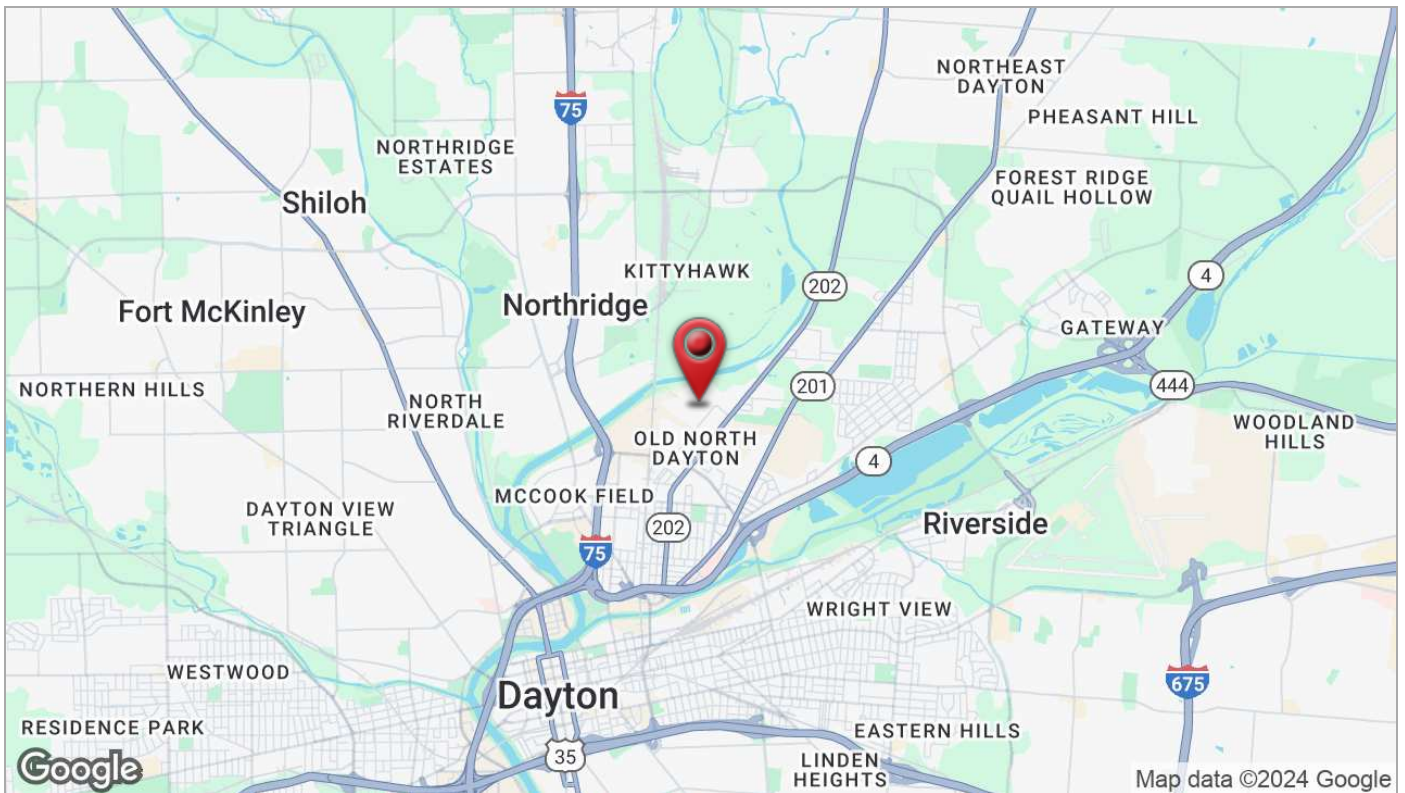
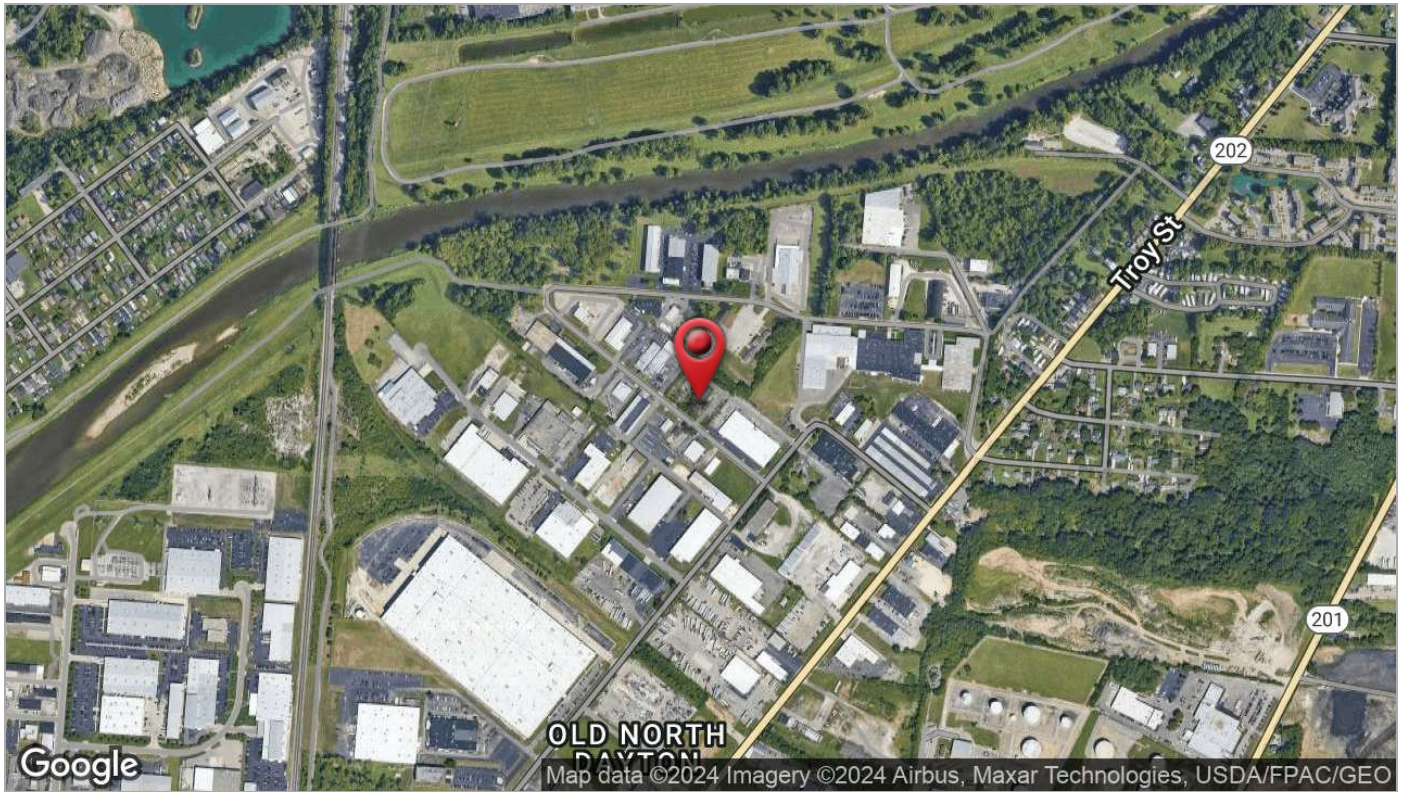


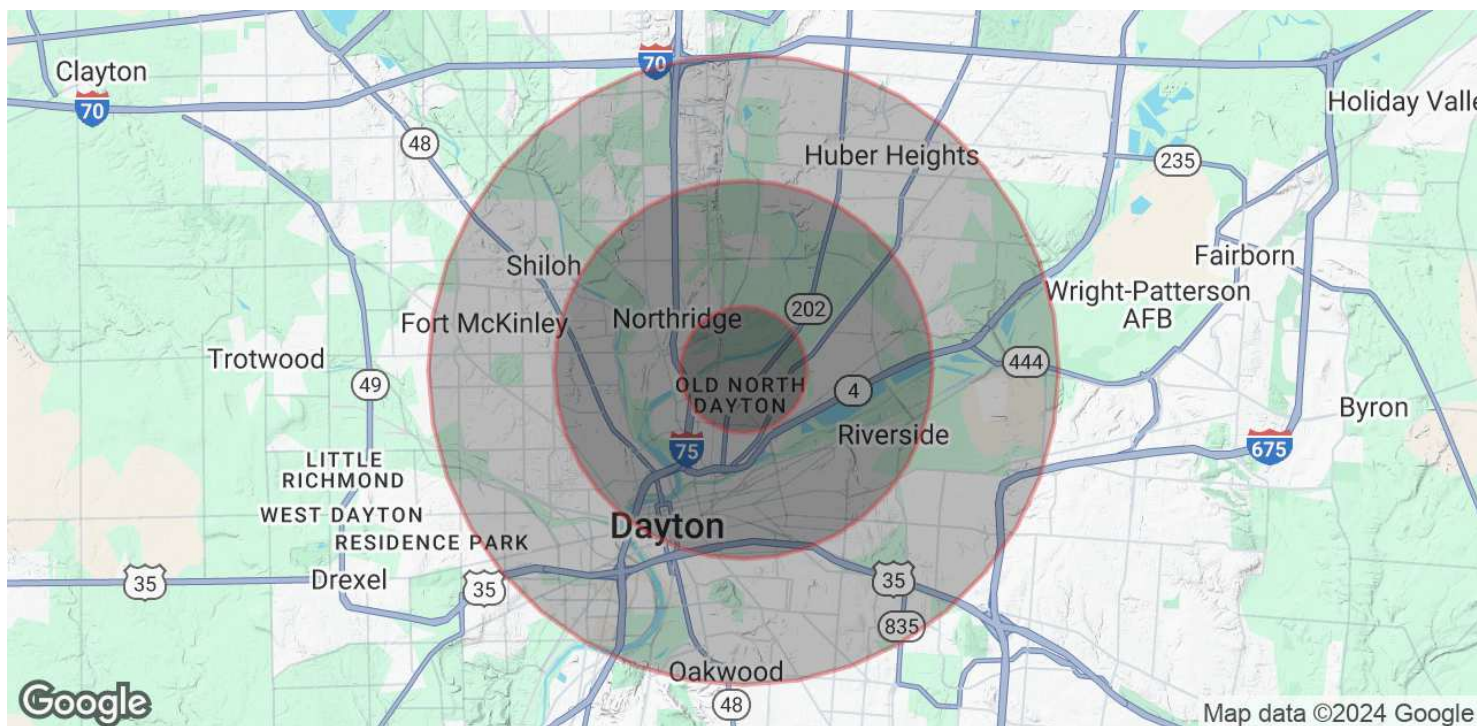
For more information:

Ryan McGreevy

614 629 5282 • rmcgreevy@ohioequities.com







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,982	65,497	203,611
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,626	29,126	85,983
# of Persons per HH	2.4	2.2	2.4
Average HH Income	\$47,433	\$54,026	\$67,527
Average House Value	\$92,916	\$130,084	\$154,229

Demographics data derived from AlphaMap