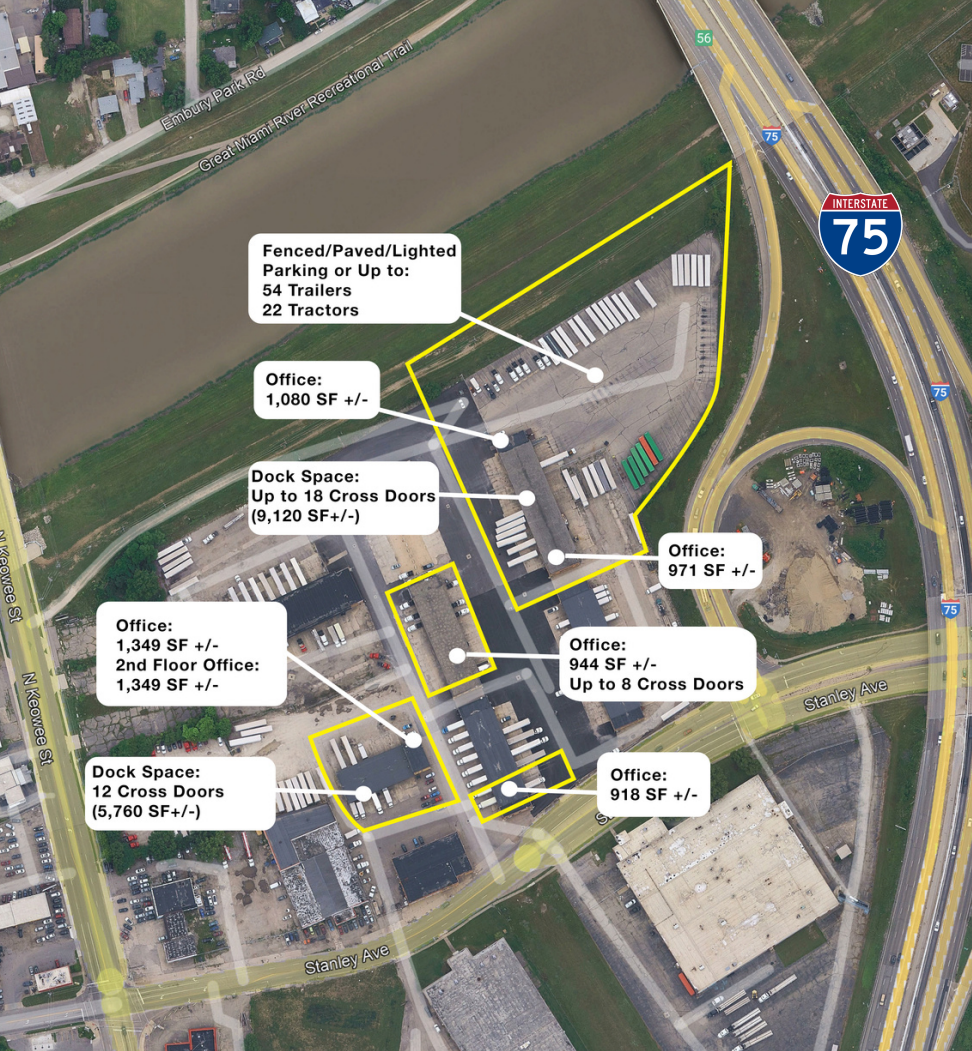




FOR LEASE

NEGOTIABLE

TRUCK TERMINAL/WAREHOUSE

NAI Bergman

Stanley Avenue Terminals

1747-1799 Stanley Avenue, Dayton, OH 45404

PROPERTY HIGHLIGHTS

- All Utilities Available
- Commercial Zoning
- Office Space For Lease
- Dayton, Ohio; Montgomery County
- Exit 56
- Dock Space For Lease With Cross Doors
- Fenced/paved/lighted parking available
- I-75 and Stanley Avenue Interchange (107,060 CPD)
- Close access to I-70 & US 35

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,819	79,538	219,922
Households	1,853	34,137	90,226
Average HH Income	\$36,667	\$36,636	\$43,318

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1747-1799 Stanley Avenue
Dayton, OH 45404

NABergman

AVAILABLE SPACES

Suite	Size (SF)	Lease Type	Description
1749 STANLEY AVE	8,450 SF	Modified Gross	
1763 STANLEY AVE	4,780 SF	Modified Gross	Divisible
1771 STANLEY AVE	918 SF	Modified Gross	
1795 STANLEY AVE	1,090 SF	Modified Gross	Divisible
1799 STANLEY AVE	10,200 SF	Modified Gross	
1799A STANLEY AVE	2 Acres	Modified Gross	Parking for up to 54 Trailers & 24 Tractors



Dock Space



Office Space



Close Accessibility

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