

**1410 Dayton-Xenia Rd.
Beavercreek, Ohio 45434**

FOR SALE



Property Highlights:

- **6,210 sq. ft. building**
- **1.58 acre lot**
- **Industrial-1 Zoning**
- **Great location**
- **Pylon Signage**
- **Great visibility**
- **12' overhead door**
- **16-18 ft ceiling height**
- **400' frontage on Day-Xen Rd**
- **Room for expansion**

Sale Price: \$475,000

TONY MILLER

937-903-8088

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2288 Grange Hall Rd. Beavercreek, OH 45431

HRICommercial.com

Owner-User/Investment Property

Well maintained office/industrial building available on busy Dayton-Xenia Rd. in Beavercreek. Two tenants attached or whole building could be made available for owner-user. 4,320 sq.ft. "warehouse" area with 18' clear-span ceiling heights and 1,890 sq.ft. office area. Great location, ease of access and high visibility make this a great opportunity for the business looking to move or expand into the Beavercreek market. **Call for more info.**

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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The submission may be modified or withdrawn at any time by the property owner.

LOCATION

Close proximity to:

- US Rt 35 (.5 miles)
- I-675 (6.5 miles)
- Xenia (1.3 miles)
- St. Rt. 68 (3.5 miles)



1410 Dayton-Xenia Rd. is located near the Beaver Creek-Xenia border and less than a mile from the brand new exit/on ramp and overpass of US 35 on Trebien Rd. which is less than .2 miles from the property. Subject property also backs up to the Miami Trails Bike Path and less than 2 miles from Greene County Regional Airport.

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