



FOR SALE

1240 STANLEY AVE.
DAYTON, OH 45404

Property Highlights

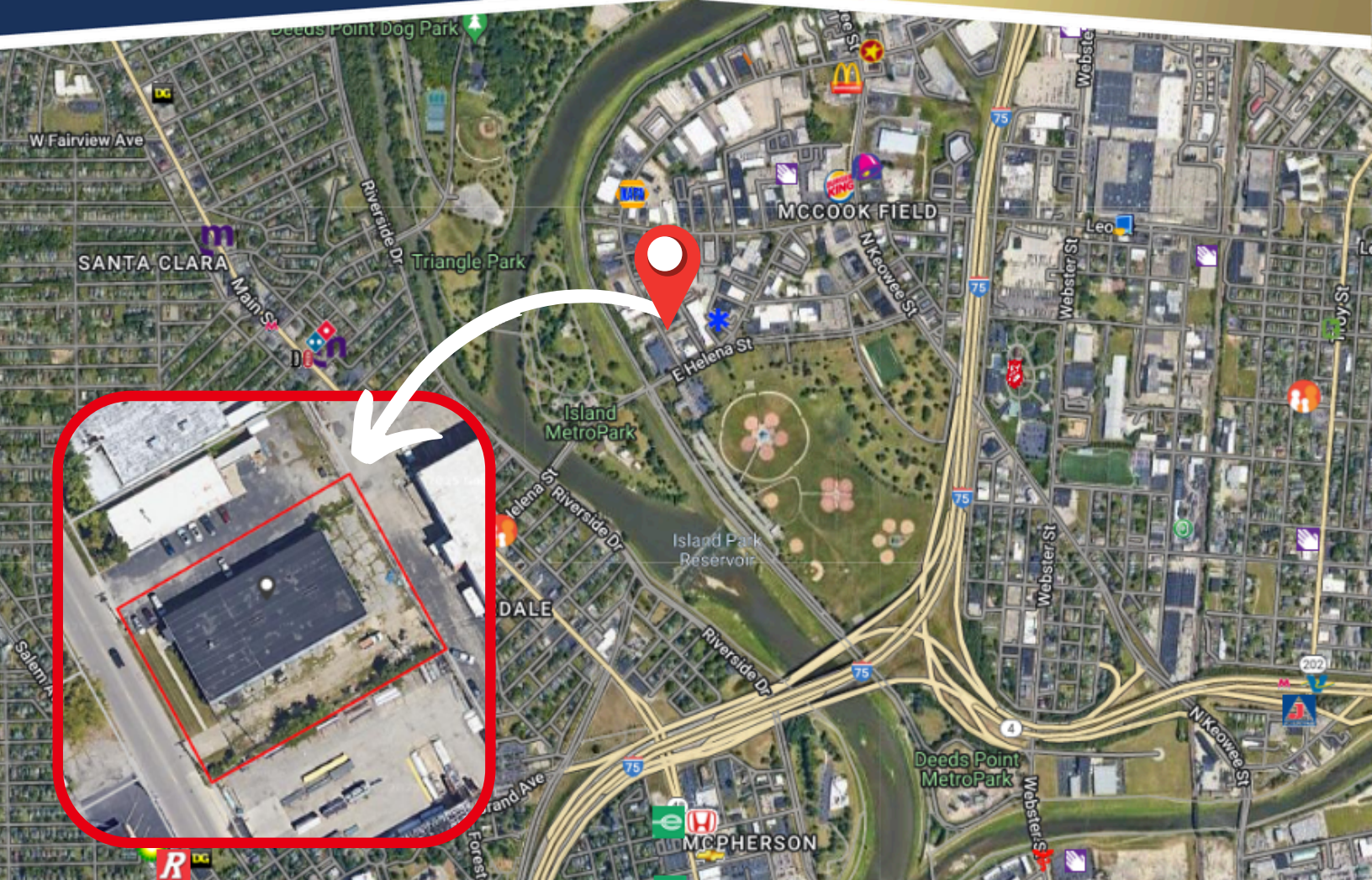
- 24,000 SF TOTAL SPACE = 20,500 SF INDUSTRIAL SPACE + 3,500 SF OFFICE SPACE
- CAN EASILY BE RECONFIGURED TO FIT YOUR NEEDS
- THIS 24,000 SF BRICK AND BLOCK CONSTRUCTION INDUSTRIAL BUILDING HAS AREAS FOR R&D, MANUFACTURING, PRODUCT DISTRIBUTION, AND OFFICES
- THE BUILDING CAN BE USED AS A SINGLE OR MULTI-TENANT BUILDING. IT FEATURES 3-PHASE ELECTRICAL, FENCED-IN OUTDOOR STORAGE AND/OR PARKING AREA, THREE (3) RESTROOMS, A WASH AREA, AND TWO FLOORS
- THE FIRST FLOOR HAS 10.8' CEILINGS AND THE LOWER LEVEL HAS 9.2' CEILINGS WITH A RAMP
- NEW RUBBER ROOF AND 100,000 BTU FURNACE INSTALLED IN 2008 AND AC IN 2009
- THE PROPERTY IS LOCATED IN THE HEART OF DAYTON'S INDUSTRIAL DISTRICT, AT STANLEY AVENUE AND HELENA STREET, WITHIN A HALF MILE OF I-75

Offered at: \$425,000

MIKE PALMER | 937.416.9342 | MIKE.PALMER@IRONGATEREALTORS.COM

PAUL ANGELOPOULOS | 937-361-7763 | PAUL.ANGELOPOULOS@IRONGATEREALTORS.COM





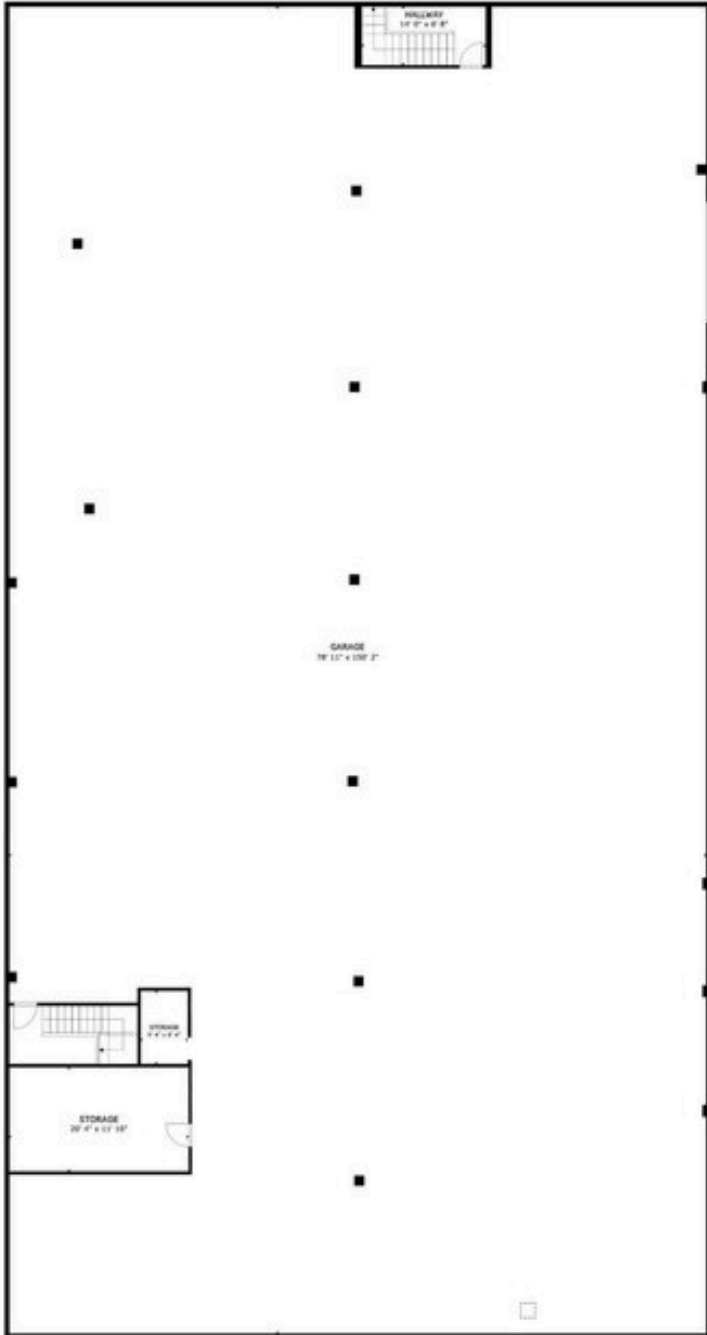
**1240 STANLEY AVE.
DAYTON, OH 45404**

**FOR
SALE**

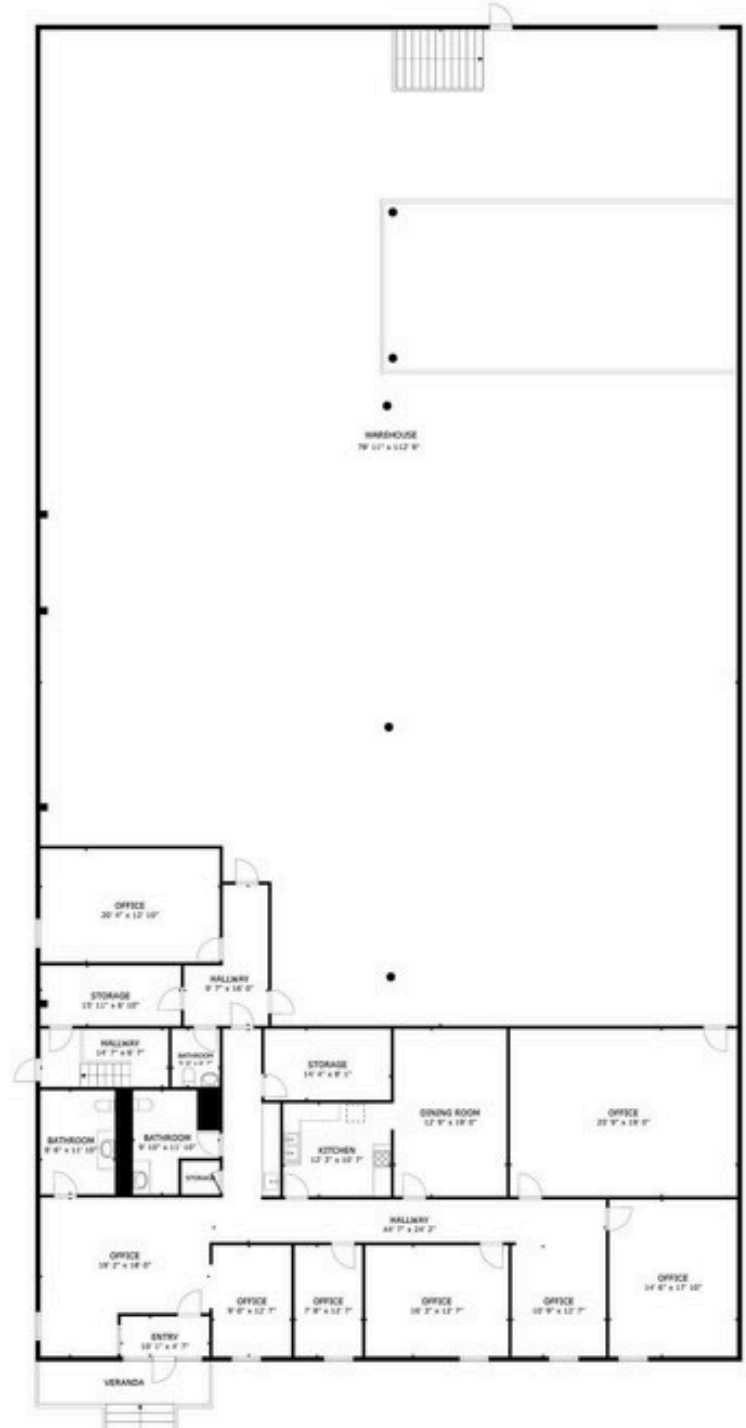
2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	47,286	215,585	518,690
HOUSEHOLDS	21,133	91,931	220,563
HH INCOME	\$37,300	\$57,886	\$75,829

MIKE PALMER | 937.416.9342 | MIKE.PALMER@IRONGATEREALTORS.COM

PAUL ANGELOPOULOS | 937-361-7763 | PAUL.ANGELOPOULOS@IRONGATEREALTORS.COM



FLOOR 1



FLOOR 2

IRONGATE INC., REALTORS Commercial Marketing Package Disclaimer

The material contained in this Marketing Package is confidential and for the purpose of considering the purchase or lease of the Property described herein. It is subject to the terms and provisions of any Confidentiality Agreement signed by the recipient of this material, and is not to be used for any purpose or made available to any other person without the express written consent of Irongate Inc. Realtors ("Broker").

This Marketing Package was prepared by Broker solely for the use of prospective Purchaser / Lessee of this property (the "Property"). Neither Broker, the "Seller/Landlord" nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Marketing Package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents. Seller/Landlord reserves the right to eliminate any portion or all of the Property from any offer for sale or lease at any time prior to the completion of a binding contract of sale executed by both Seller/Landlord and a prospective Purchaser / Lessee.

Prospective Purchaser / Lessee of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Marketing Package or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller/Landlord and, therefore, are subject to material variation. Prospective Purchaser / Lessee of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Seller/Landlord and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole and exclusive discretion, to terminate discussions with any entity at any time with or without reason notice, and with reason or for no reason. The Seller/Landlord shall have no legal commitment or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller/Landlord has been fully executed, delivered, and approved by the Seller/Landlord and any conditions to the Seller/Landlord thereunder have been satisfied or waived.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not reproduce or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any other entity without the prior written authorization of Broker, (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the interest of the Seller/Landlord or Broker and (v) that you will not contact the Seller/Landlord or their employees, tenants, customers, clients or patients directly without prior written consent and authorization from the Seller/Landlord.

The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.