

FOR SALE

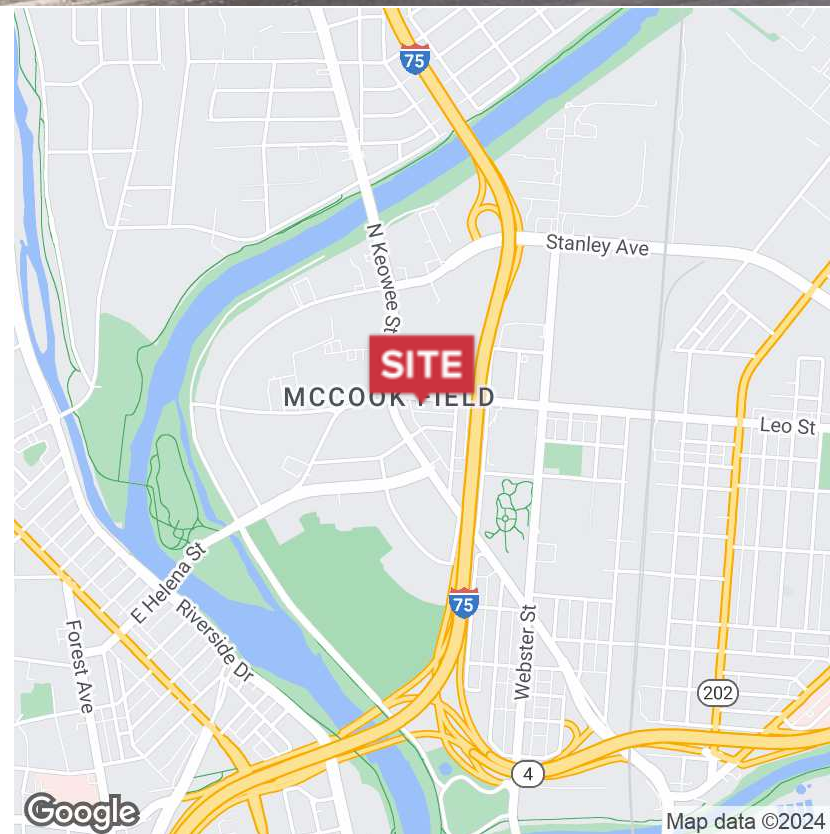
515 Bannock St. Dayton, OH 45404

NAI Bergman



Industrial | 6,968 SF

- Listing price: \$275,000
- 6,968 sq. ft. total
- 1,200 sq. ft. office space
- 11' ceiling height
- 2 10' drive-in doors
- 3-phase electric service
- Private fenced in parking lot
- Paint booth



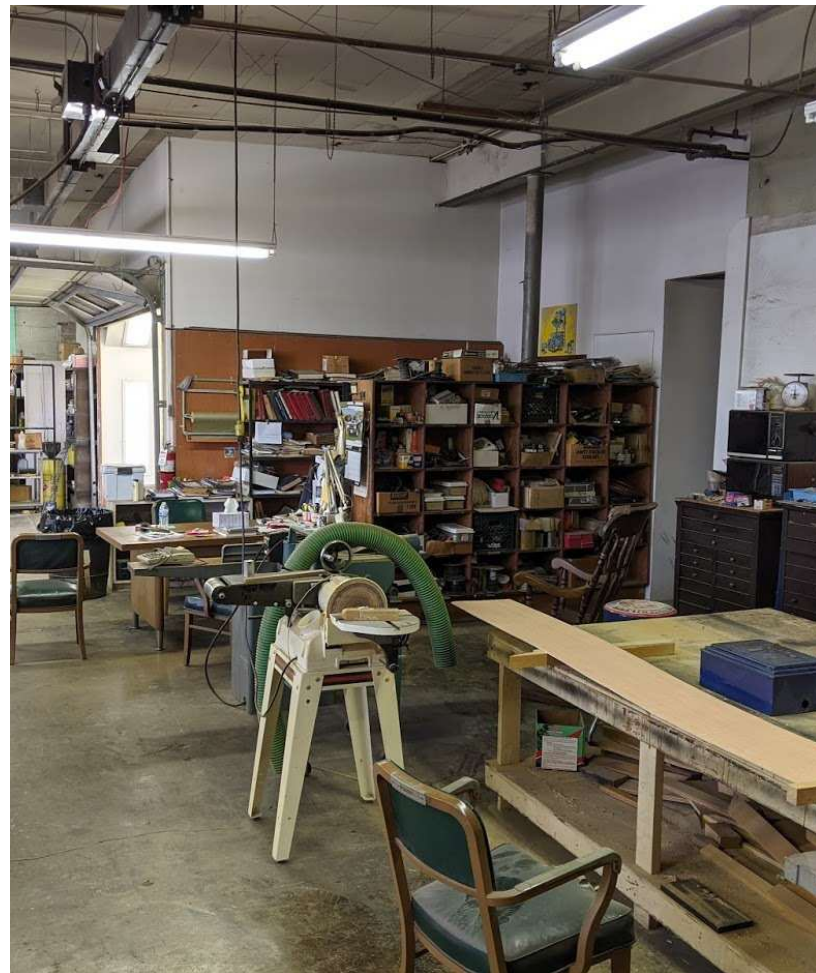
✉ **David Dickinson**
+1 937 294 7777 x711
ddickinson@bergman-group.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 **77 W Elmwood Drive**
Dayton, OH 45459
bergmancommercial.com

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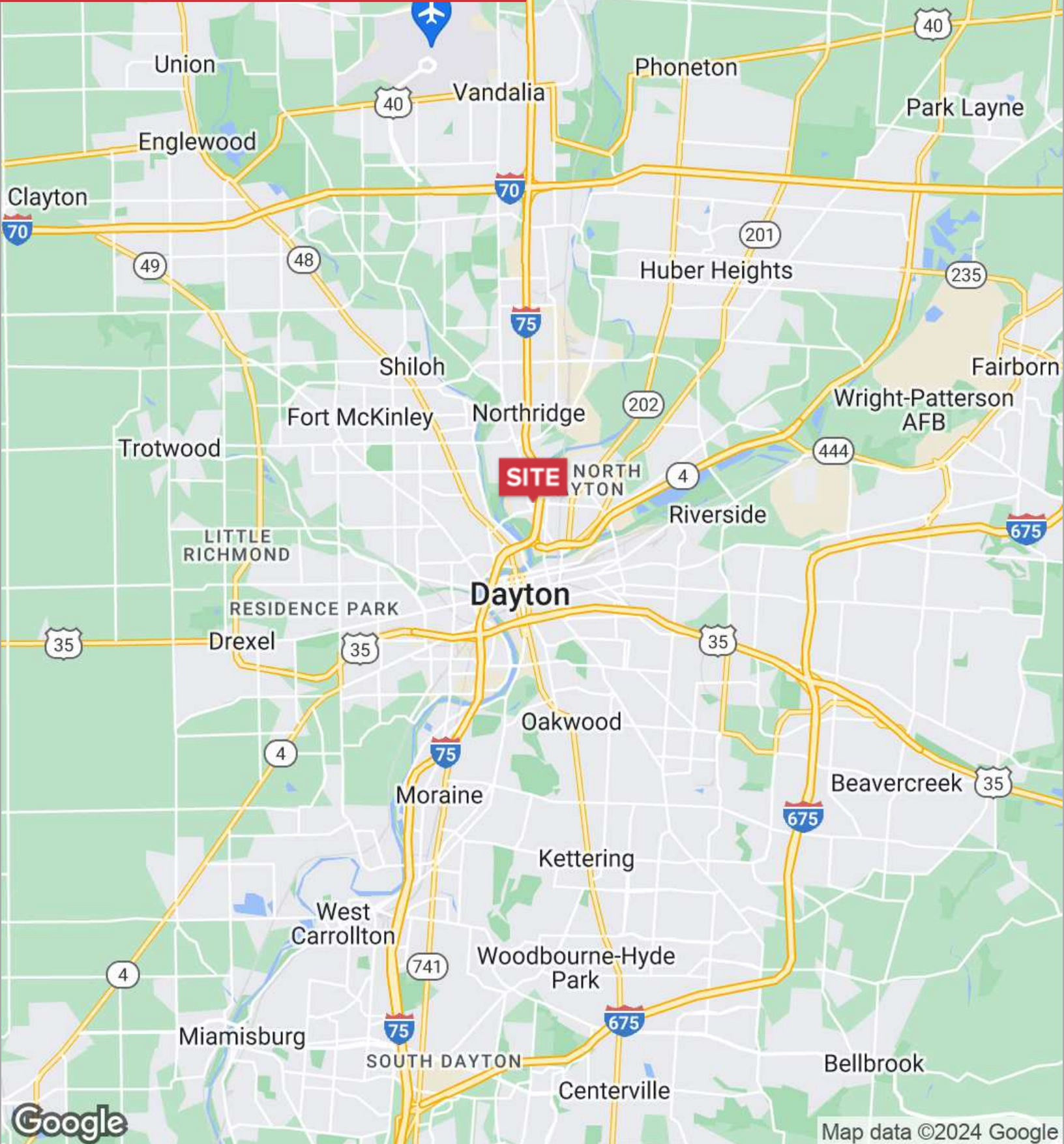
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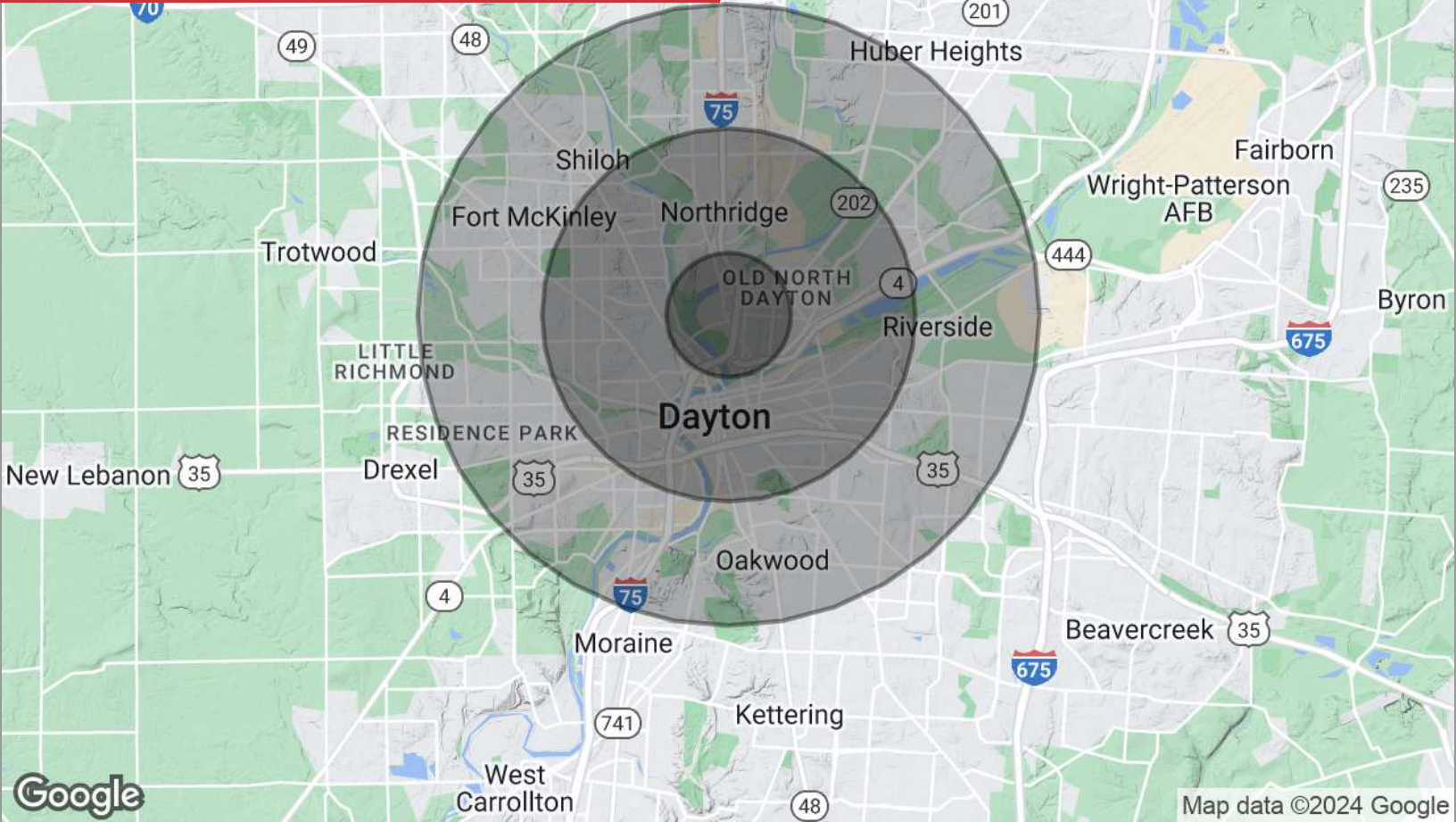
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Dayton, OH

The Dayton Region sits at the intersection of I-70 and I-75, giving it access to one of the most highly traveled intersections in the United States. In fact, the Dayton Region is within 600 miles of 53% of the U.S. population and 60% of workers currently employed in manufacturing industry, providing short commutes to major markets.