



LEASE RATE: \$5.95 PSF GROSS

201



# **3949 Dayton Park Drive**

Dayton, Ohio 45414

#### **Property Highlights**

- 44,404± SF Building
- 2,400± up to 27,600± SF Available for lease
- 14' 16' Clear ceiling height
- 7 OH Doors
- 240 volt, 200 amp 3 phase throughout
- Exterior storage available
- Located 1.8 miles from I-75 at the Wagner Ford Road interchange

Demographics	1 Mile	3 Mile	5 Mile
Total Population	2,769	54,545	193,635
Total Households	1,131	23,487	80,037



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48

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DAYTON

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#### Photos



## **Floor Plan**

50 × 35	32×40 CAMERA	OFFICE 30×30			34 × 18	OFFICE	12 X 10 OFFICE 15 X 30	OFFICE
Suite J Vacant <sup>50 x 35</sup>	Suite H Vacant	Suite F Vacant	l Suite E Leased 100 x 44	75 × 24	Stuffe D Vacant 24 x 75	Suite C Vacant 74 x 24	Suite B Leased 85 X 40	Suite A Vacant 60 x 40

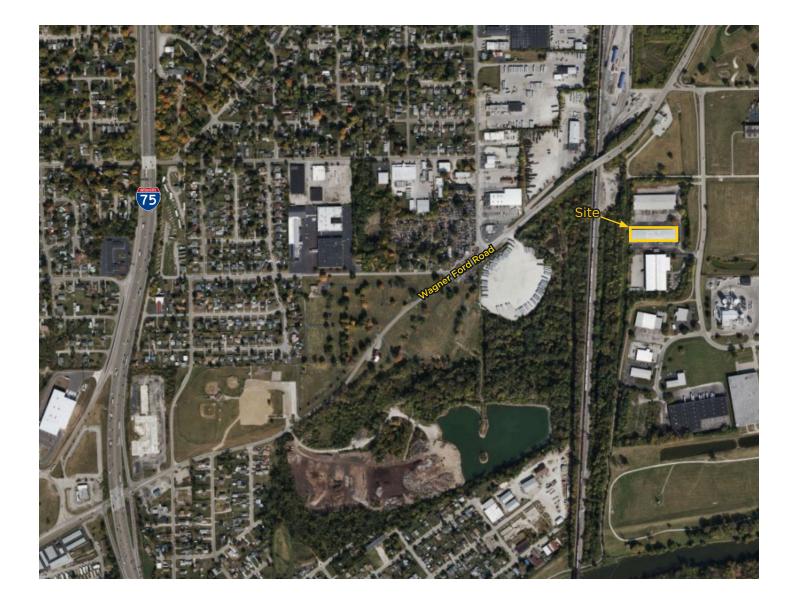
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