



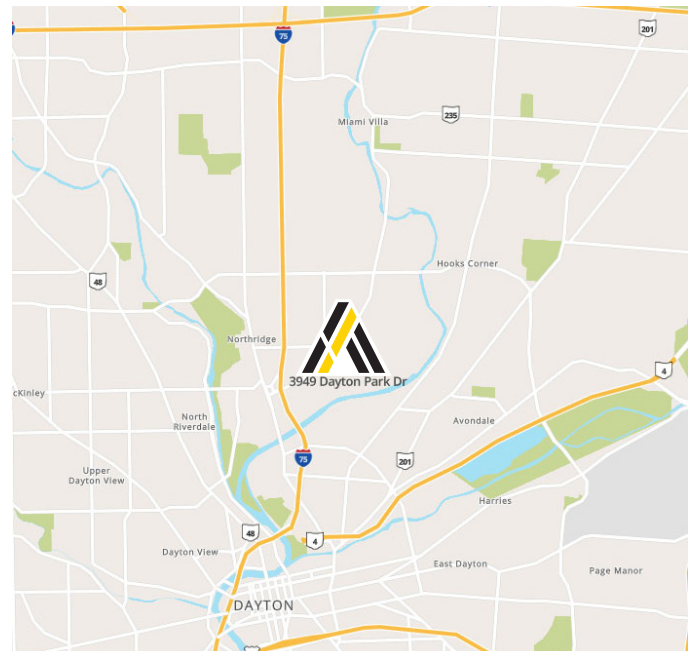
# 3949 Dayton Park Drive

Dayton, Ohio 45414

**LEASE RATE:**  
**\$5.95 PSF GROSS**

## 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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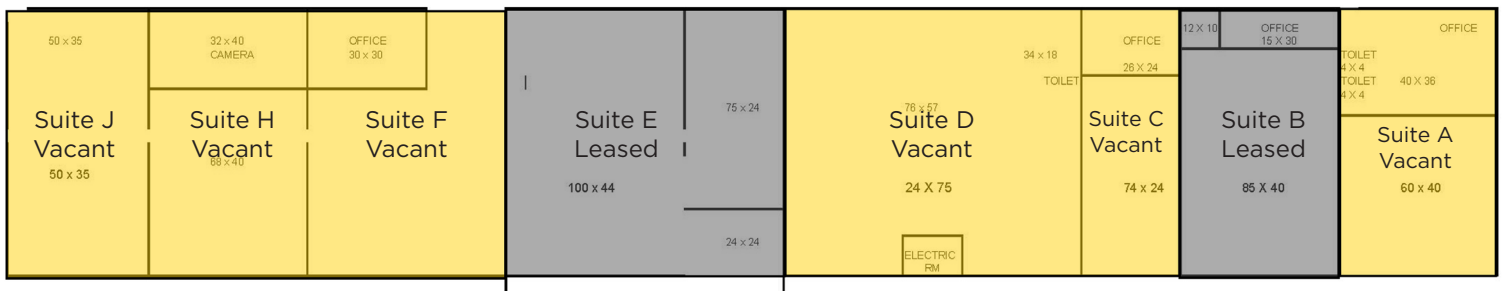
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## Photos



## Floor Plan

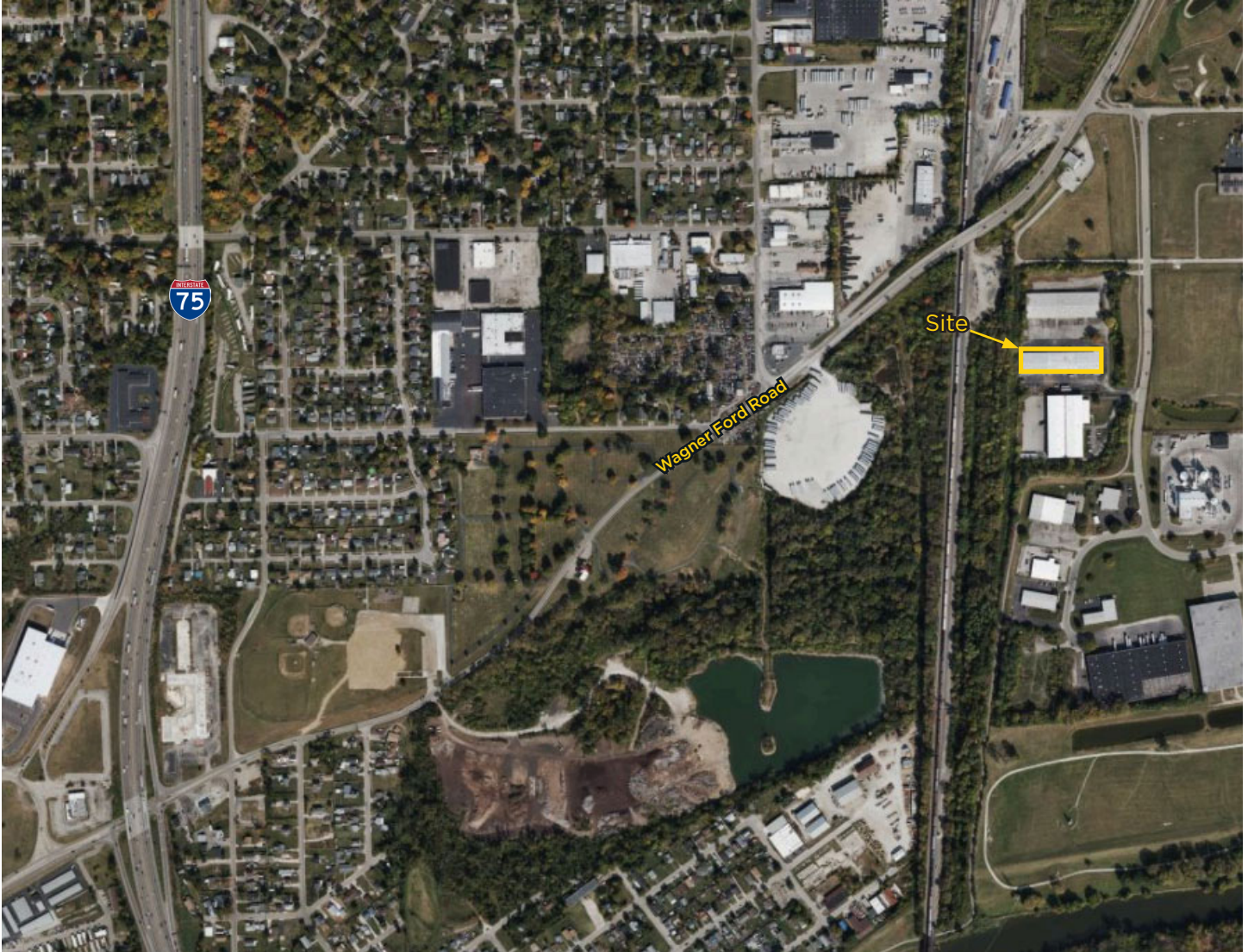


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## Aerial



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