



2858 W. National Rd Dayton, Ohio 45414



Property & Location Highlights:

- 42-63 acres available with utility extensions underway
- Industrial Innovation Zoning
- Direct access to I-75, I-70 & Dayton Int'l Airport
- Located in popular distribution region
- 15-year 100% Tax Abatement Available

Ben Redick

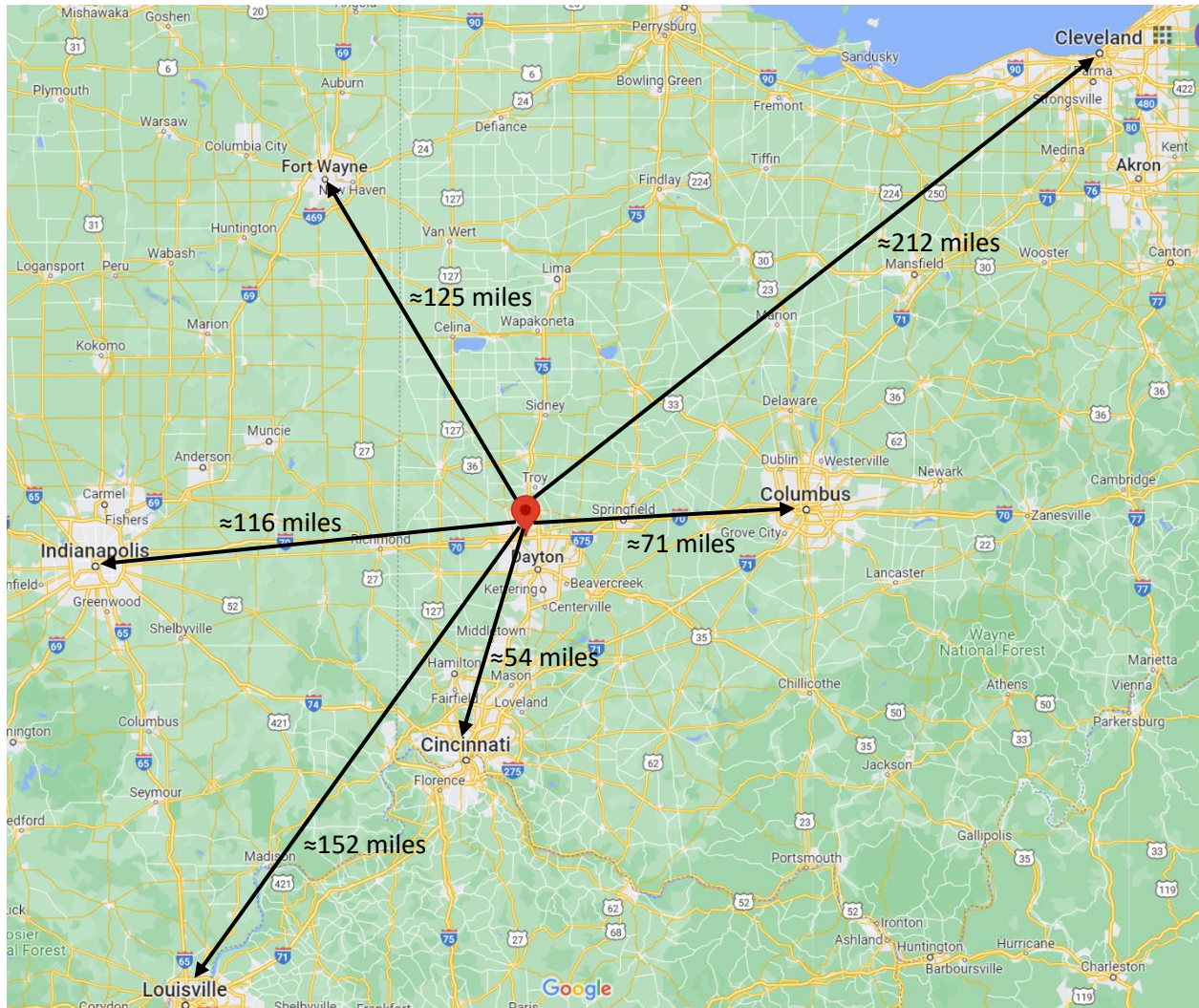
937-216-4511

bredick@brunsrealty.com



**2858 W. National Rd
Dayton, Ohio 45414**

Drive Time & Demographics



**WITHIN 15 MINUTES
DRIVING TIME:**

- ❖ 161,550 Population
- ❖ 76,184 Employed
Population Aged 16+
- ❖ 7,787 Transportation
Workers

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**WITHIN 30 MINUTES
DRIVING TIME:**

- ❖ 707,808 Population
- ❖ 328,297 Employed
Population Aged 16+
- ❖ 31,809 Transportation
Workers

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**WITHIN 45 MINUTES
DRIVING TIME:**

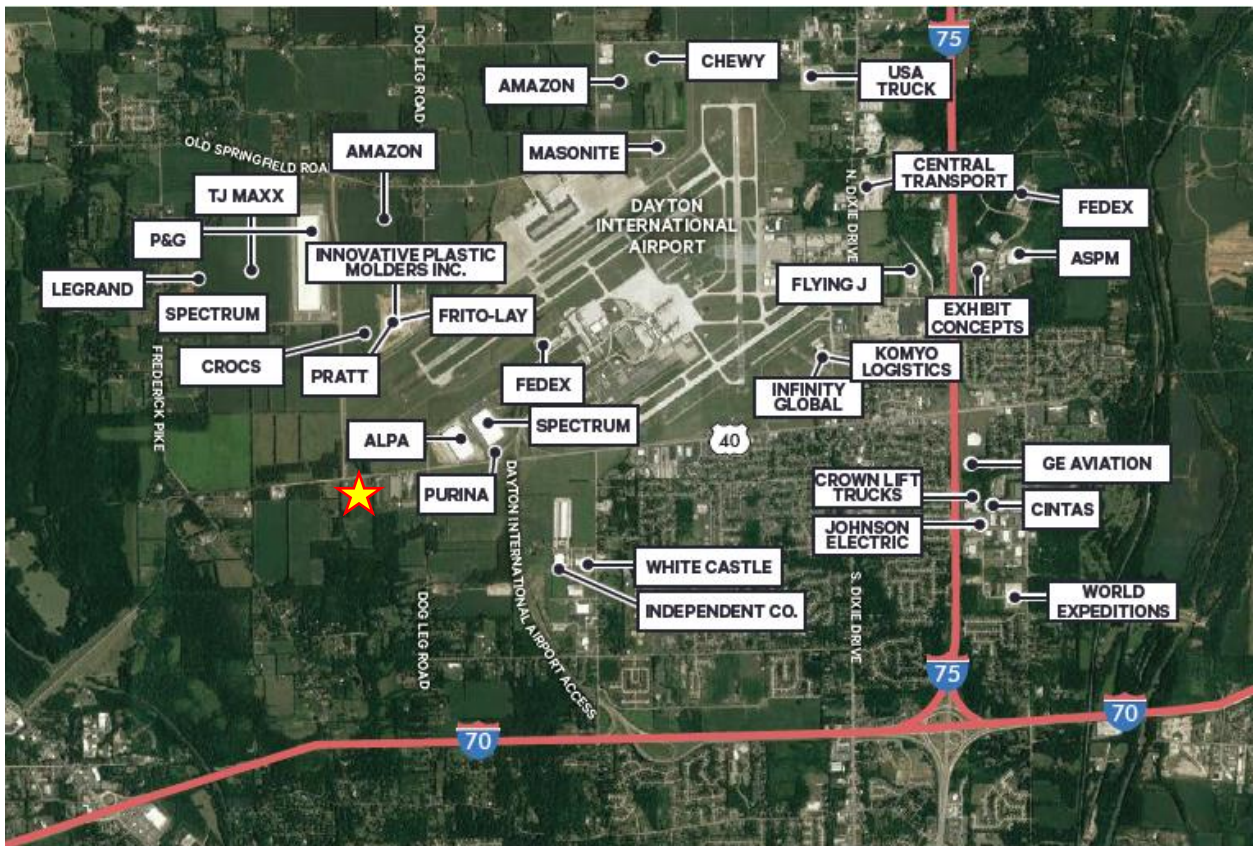
- ❖ 1,286,889 Population
- ❖ 600,901 Employed
Population Aged 16+
- ❖ 52,011 Transportation
Workers

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Location



Industrial Property in the Miami Valley with excellent access to I-70, I-75, and Dayton International Airport. High-demand warehouse region.

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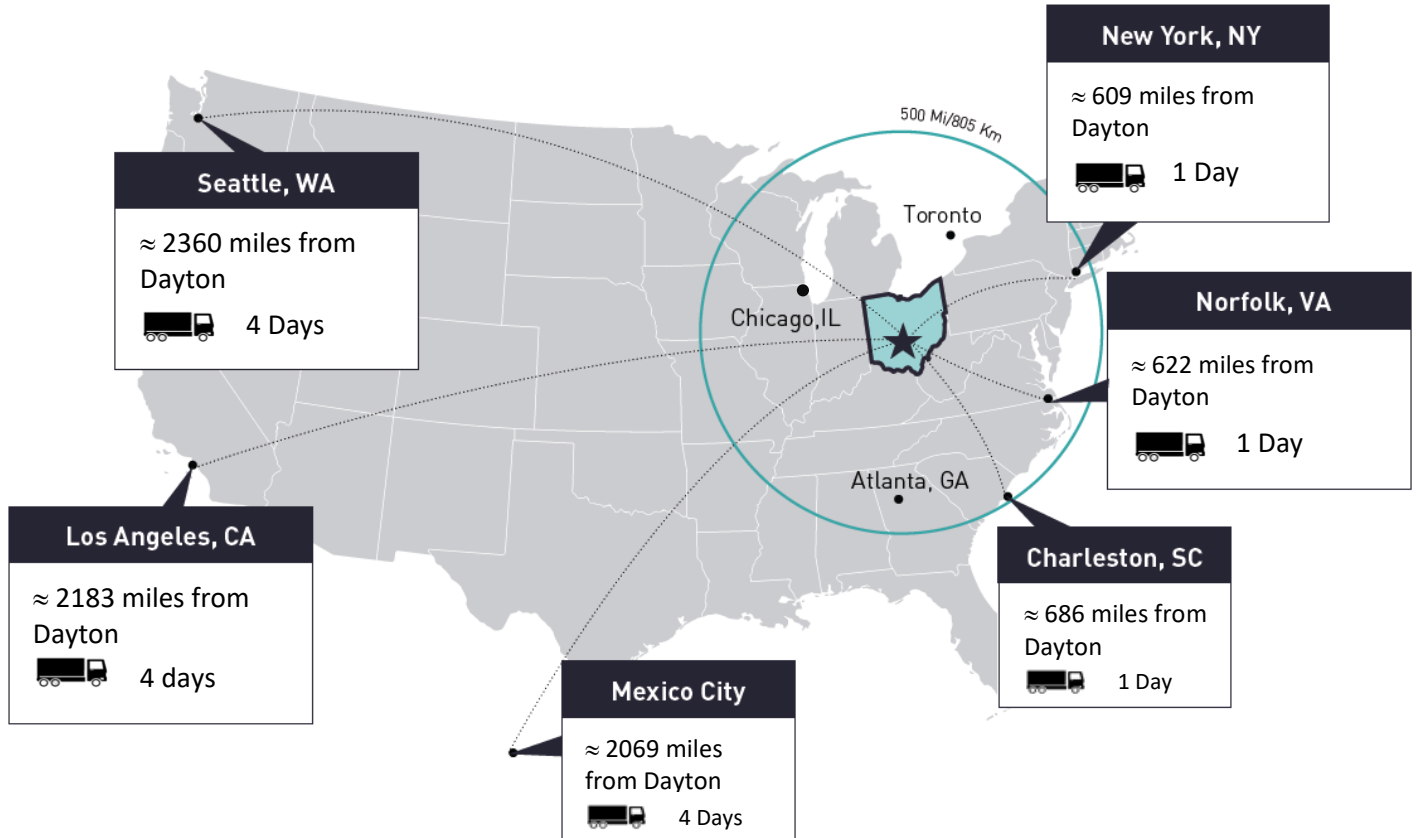
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Market Access



**For more detailed information about this property visit
www.brunsrealty.com or call Ben at 937-216-4511**

Ben Redick

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