



MANUFACTURING/WAREHOUSE FACILITY

35,000 +/- SF INDUSTRIAL SPACE

33,500 +/- SF INDUSTRIAL
1,500 +/- OFFICE

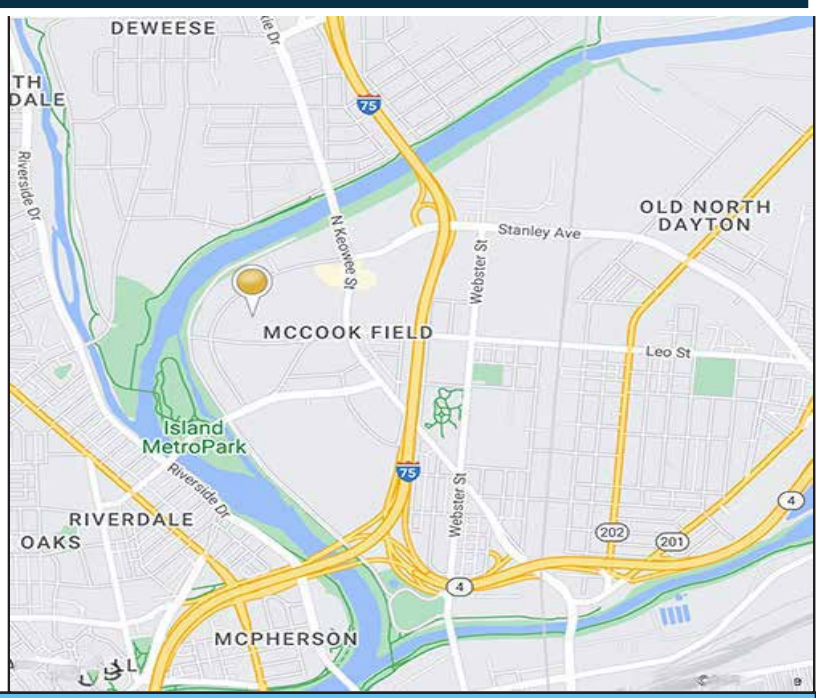
1516 STANLEY AVE.
DAYTON, OH 45404



WOODARD
DEVELOPMENT

SUMMARY



35,000 SF +/- INDUSTRIAL WAREHOUSE BUILDING FOR MANUFACTURING, R&D, OFFICE AND DISTRIBUTION USES. BUILDING FEATURES NEW GAS HEAT, VERY LARGE SECURE PARKING LOT, L.E.D. LIGHTING, 1200 AMP SERVICE, NEW ROOF IN 2023, 3 RESTROOMS (MULTIPLE ADA), WET SPRINKLERS AND MORE. THIS BUILDING IS CENTRAL WITHIN DAYTON'S INDUSTRIAL DISTRICT AND IS 1/2 A MILE TO INTERSTATE 75, 3 MILES TO US-35 AND 6 MILES TO INTERSTATE 70.





PROPERTY HIGHLIGHTS

-  **BRICK/BLOCK CONSTRUCTION**
-  **15'-13'5" AFF CEILING HEIGHTS**
-  **1/2 MILE TO INTERSTATE 75**
-  **OFFICE AREAS**

-  **LARGE SECURE FENCED PARKING AREA**
-  **ONE SHARED DOCK & ONE DRIVE IN DOOR WITH ROOM TO ADD MORE**











FLOOR TO THE BOTTOM OF JOIST

- 1. 15.2'
- 2. 14.7'
- 3. 14.1'
- 4. 13.5'
- 5. 15.2'
- 6. 14.7'
- 7. 14.1'
- 8. 13.5'
- 9. 15.3'
- 10. 14.6'
- 11. 14.1'
- 12. 13.5'
- 13. 14.8'
- 14. 15.8'
- 15. 14.8'
- 16. 15.8'

EXISTING WALLS TO BE REMOVED

