



Warehouse Building

FOR SALE

4395 Springfield St., Dayton, OH 45431



Sale Price: \$1,600,000

100% Leased - Brinks, Inc.
in-place tenant since 1992

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THE OFFERING

Crest Commercial Realty is offering for sale the fee simple interest in the sale of the warehouse building at 4395 Springfield St, in the East Dayton Submarket of Dayton, Ohio. The property is located in Montgomery County and zoned I-1, Light Industrial.

The single-story building was built in 1950 and is situated on 1.805 acres. The brick building is 18,669 SF and 100% occupied with long-term tenant, Brinks, Inc.

An in-place tenant since 1992, Brinks Inc. has a current lease term through 2/28/2031. The lease addendum provides for annual rent increases, bringing the current yearly rent from \$116,668 to \$131,325 for months 51-62.

The property is well-maintained and well-secured with easy access and proximity to US-35 & I-675.



EXECUTIVE SUMMARY

4395 Springfield St., Dayton, OH 45431

Offering Price	\$1,600,000
Building Total SF	18,669
Price Per SF	\$85.70
Occupancy	100%
In-Place Income (Pro Forma)	
Total Revenue <i>(Per lease amendment 1/12/2026, year 3)</i>	\$123,787
Total Expenses <i>(Pro-forma, year 3)</i>	\$6,793
Net Operating Income	\$117,014
CAP RATE	7.31%



PROPERTY PROFILE

4395 Springfield St., Dayton, OH 45431

Address	4395 Springfield St.
County	Montgomery
Parcel #	R72217519-0014, 0016
Gross Leasable SF	18,669
Occupancy	100%
Proforma NOI	\$117,014
Acreage	1.805
Year Built	1950, Renovated 1991
Roof System	EPDM Rubber (re-roofed in 2000, 2001, 2002)
Drive-in Doors	Two (2)
Electric	400Amp, 1Ph, 120/240V
Parking	40 Space; Ratio of 2.14/1,000 SF

Lease Details	Third Amendment Signed 1/12/2026
Months 3-4	Annual Rent - \$116,668
Month 15-26	Annual Rent - \$120,181
Months 27-38	Annual Rent - \$123,787
Month 39-50	Annual Rent - \$127,500
Months 51-62	Annual Rent - \$131,325

The roof and HVAC systems are well-maintained and in good condition.

- The property has 4 roof top HVAC systems.
- The warehouse is heated with gas-fired units.
- The office is air-conditioned.

HVAC repair/replacement is the tenant's responsibility per the lease terms.

TENANT PROFILE

4395 Springfield St., Dayton, OH 45431



The Brink's Company (NYSE:BCO) is a leading global provider of cash and valuables management, digital retail solutions, and ATM managed services. Their customers include financial institutions, retailers, government agencies, mints, jewelers and other commercial operations. Brinks, Inc. includes a network of operations in 51 countries and serves customers in more than 100 countries.

History

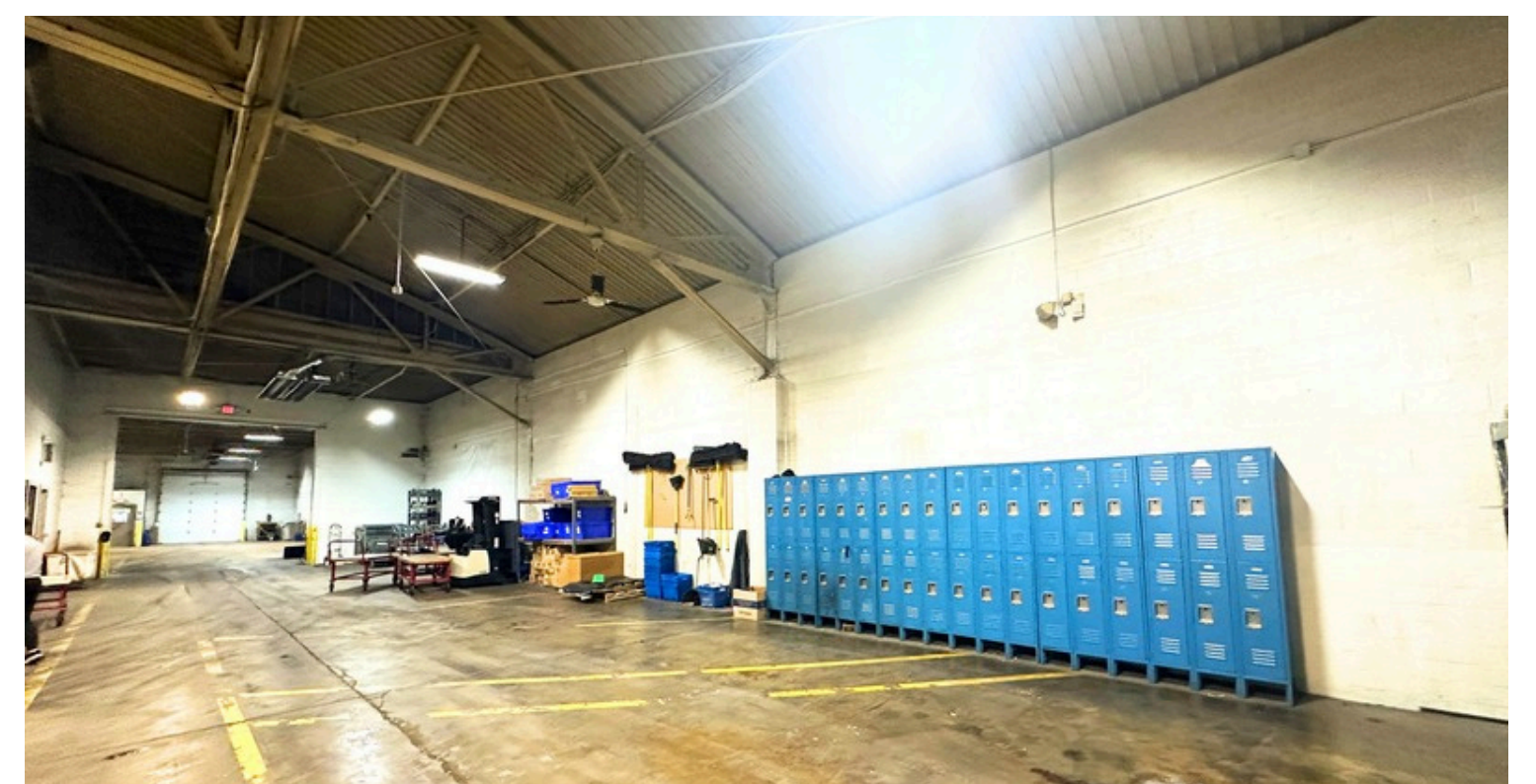
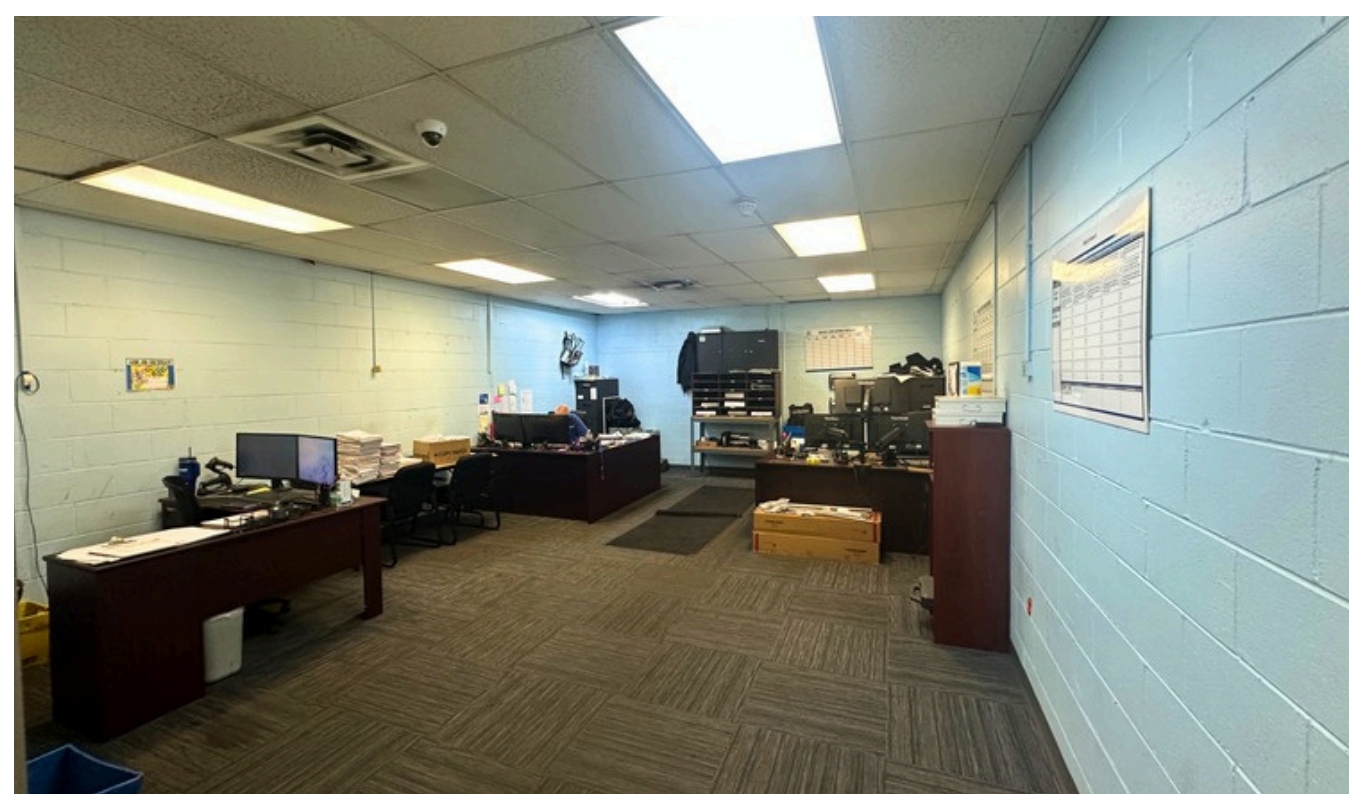
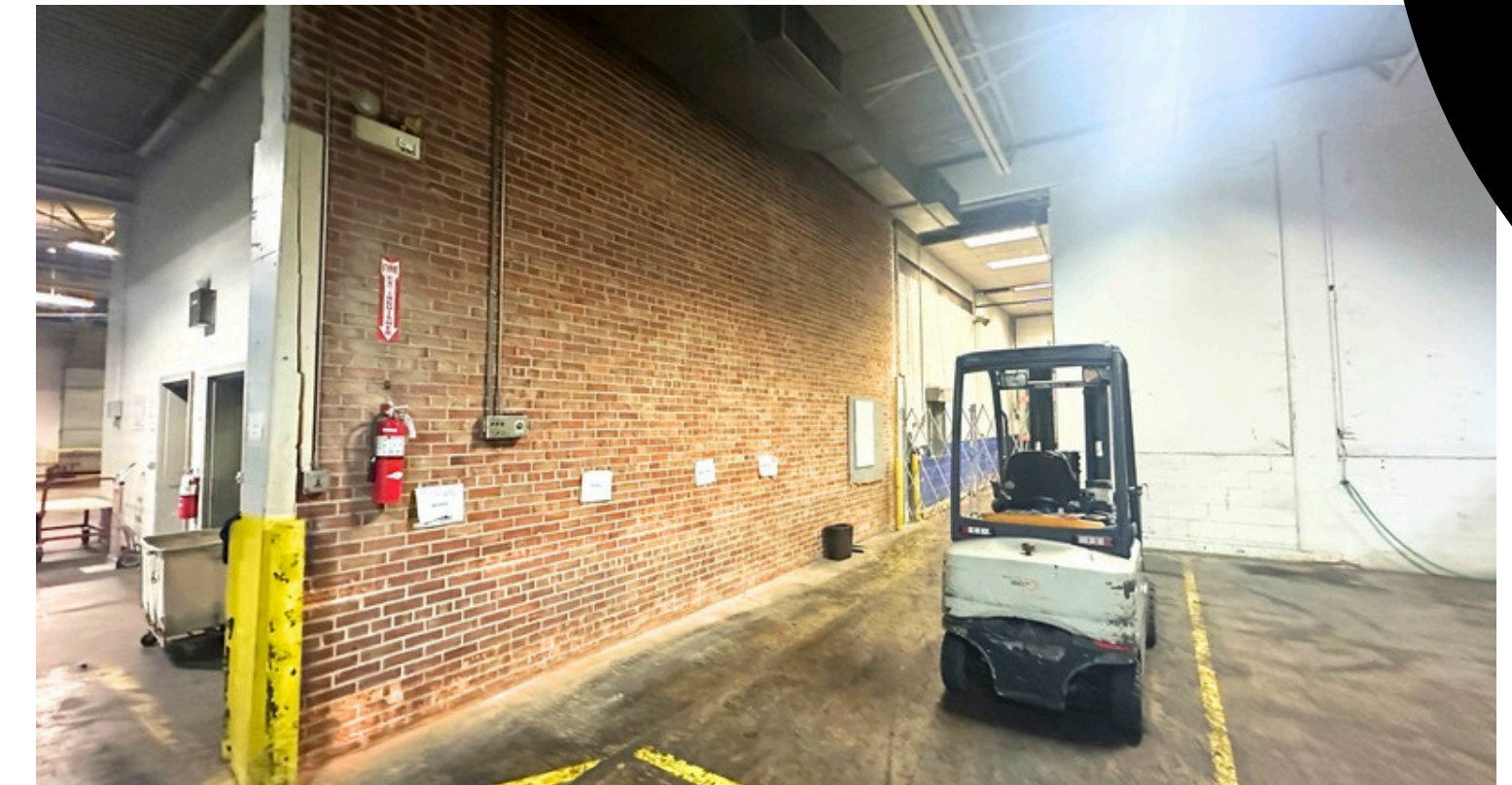
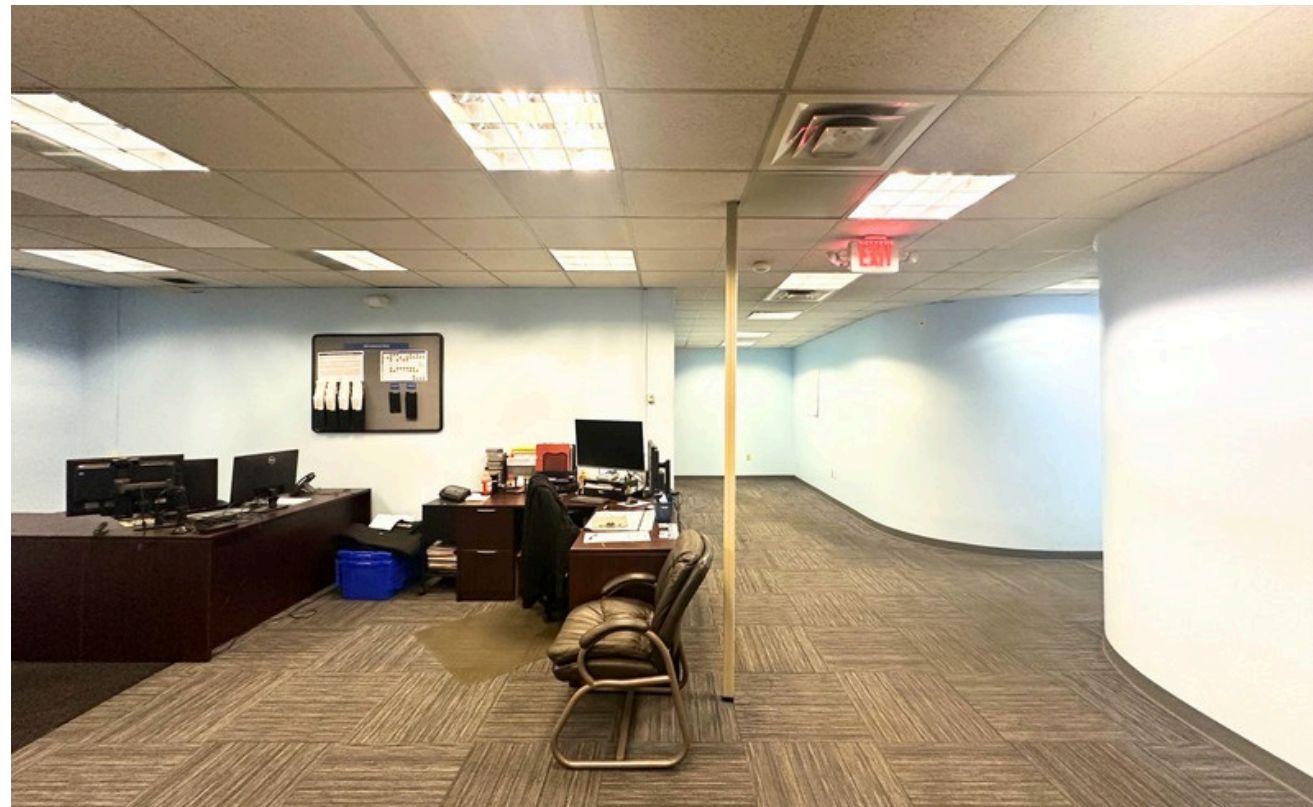
Brinks was founded in 1959 in Chicago as Brink's City Express, moving luggage and parcels with horse-drawn wagons. In 1891 Brinks began to transport silver dollars for a local bank, marking it's pivot to secure transport. The company expanded rapidly and by the 1920's Brinks was the dominant armored-car service in the U.S, serving banks, government mints, and retailers.

In 1962, Pittston, a coal conglomerate, acquired a major stake in Brink's Inc, integrating it as a subsidiary and launching Brink's Home Security in 1983. This arm of the business merged with ADT in 2010. Pittston eventually divested its coal assets and changed its name to The Brink's Company in 2003.

Brinks, Inc. has been a tenant at 4395 Springfield St. since 1992.

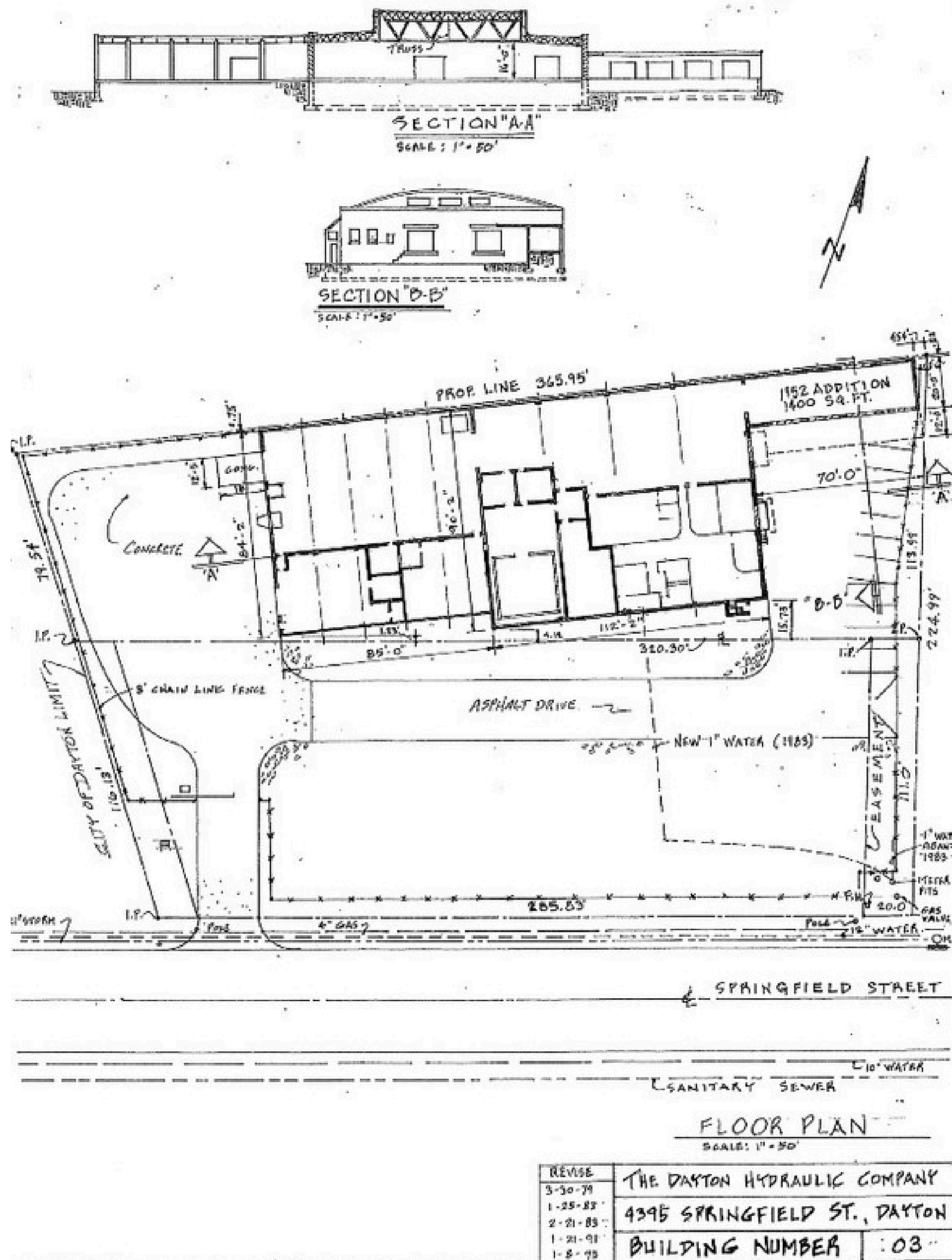
Interior

4395 Springfield St., Dayton, OH 45431



FLOOR PLAN

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SITE PLAN

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Parking: 40 Space; Ratio of 2.14/1,000 SF

DEMOGRAPHICS



Population

2024 Population
2029 Projection

2-mile

34,389
34,434

5-mile

206,179
207,867

10-mile

525,711
528,250



Household Income

2024 Households
2029 Projection
2023 Avg Household Income

14,112
14,114

86,439
87,165

221,867
222,879

\$93,955

\$98,472

\$87,017



Housing & Income

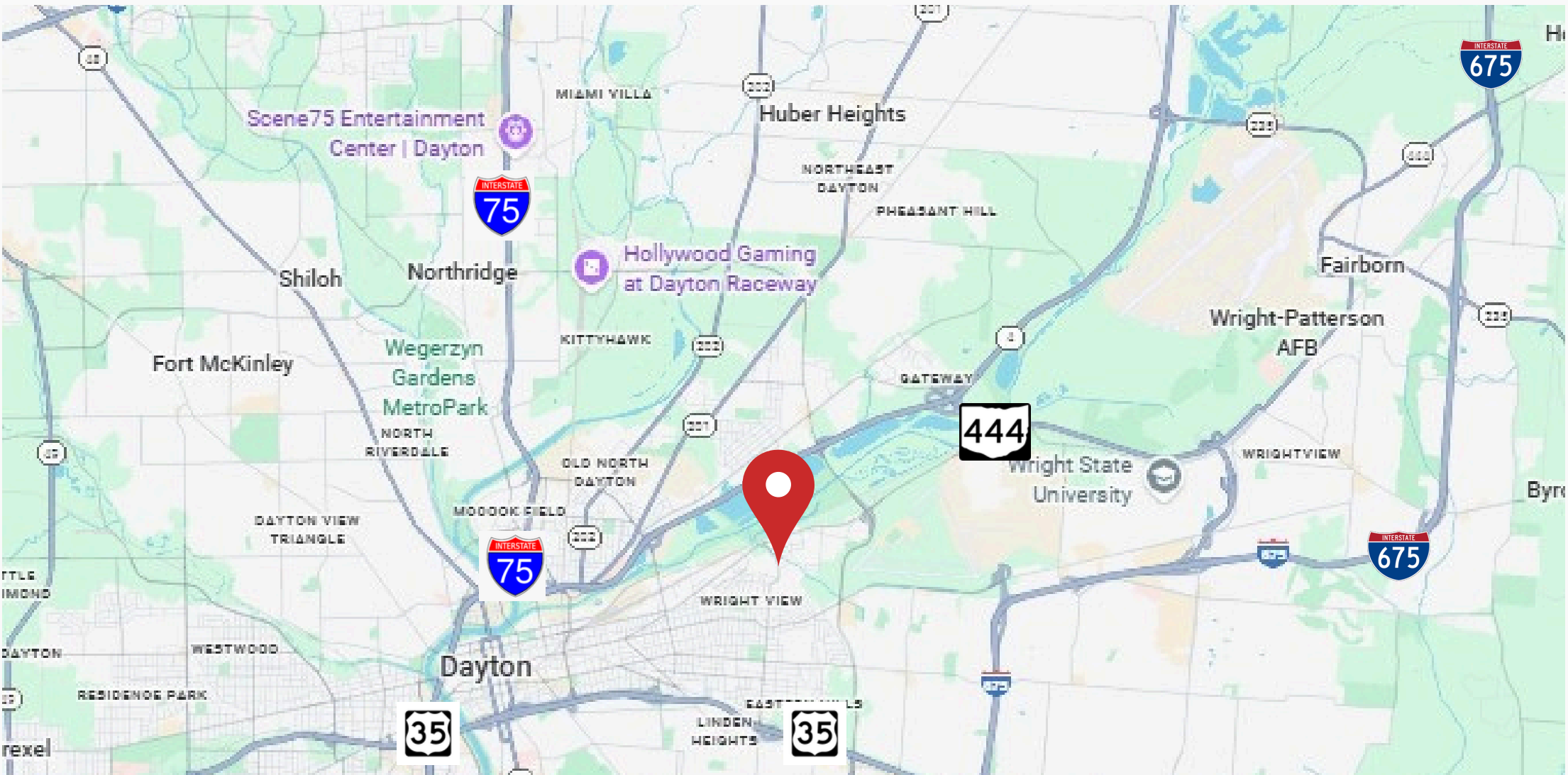
2024 Medium Home Value
2024 Medium Household Income

\$72,519
\$41,068

\$122,879
\$49,356

\$158,437
\$58,169

*Demographics provided by CoStar Group, www.costar.com, 2024 dataset





Crest
Commercial Realty

Tony Taylor

Commercial Real Estate Advisor
937-222-1600, ext 103
ast@crestrealtyohio.com | 937-776-0419

