



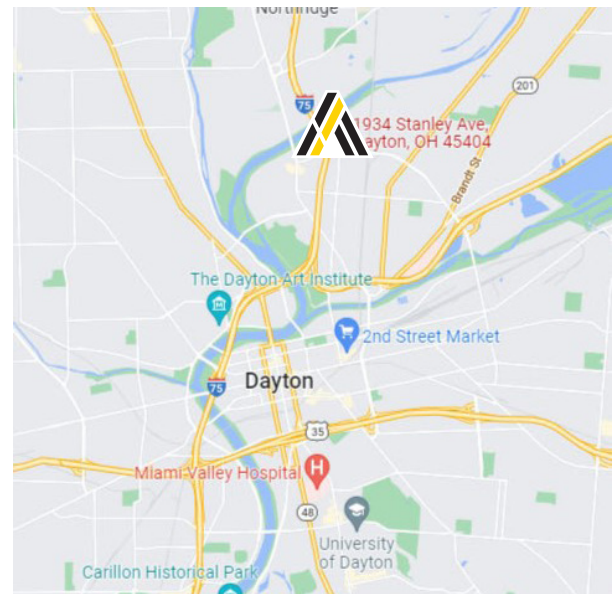
Stanley/Webster Industrial Complex

1920-1944 Stanley Avenue & 1803-1853 Webster Street
Dayton, Ohio 45404

SALE PRICE:
\$2,750,000

Property Highlights

- Multi-tenant industrial portfolio located in Dayton, Ohio
- Portfolio consists of 7 industrial buildings (78,500± SF) on 5.32± acres (6 parcels)
- 85.99% Occupied
- Zoned I-2 - General/Heavy Industrial
- Outside storage available with potential to add more
- Upside potential with below market rent
- Located in an Opportunity Zone
- Located at the intersection of Stanley Avenue and Webster Street with great access to I-75 on the western boundary of the industrial park
- I-70/I-75 interchange approximately 5.5 miles



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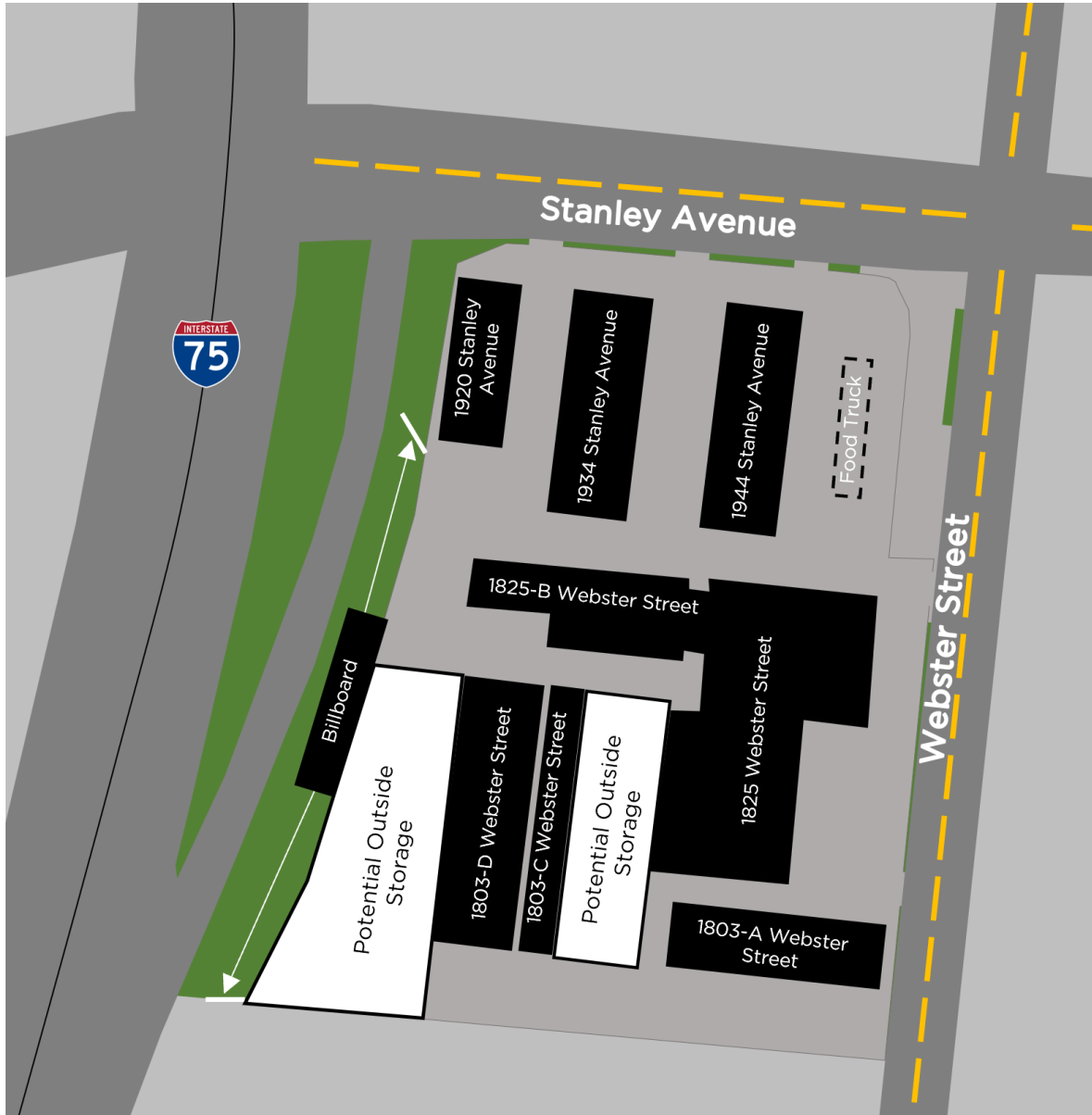
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Stanley/Webster Industrial Park

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Site Plan



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