



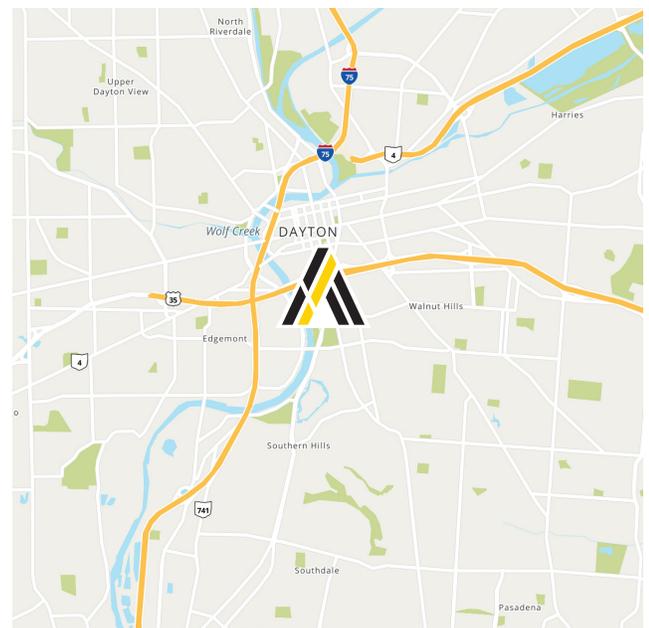
## 937 S. Patterson Boulevard

Dayton, Ohio 45402

**SALE PRICE:**  
**\$700,000**

### Property Highlights

- **Secure & Versatile 7,669± SF Building:** Move-in ready free-standing building on 0.895± acres with a functional and versatile layout. Space is well-suited for a wide variety of business types such as sales, service, or office, featuring a fenced and gated rear access.
- **Prime High-Visibility Location:** Positioned along a major Dayton thoroughfare with 10,000+ VPD.
- **Strategic Urban Positioning:** Located directly across from the OnMain Development, with proximity to the University of Dayton, Sinclair, and Miami Valley Hospital with quick connectivity to the Dayton CBD.
- **Capitalize on Future Growth:** Secure a strong rate now before market demand increases pricing tied to the OnMain project; flexible terms and move-in ready space.
- **Flexible Opportunity:** Property is currently leased through 2041; however, the tenant has ceased operations and vacated, creating a unique opportunity for an owner-user. Seller is exploring all options, providing flexibility to meet a buyer's needs.



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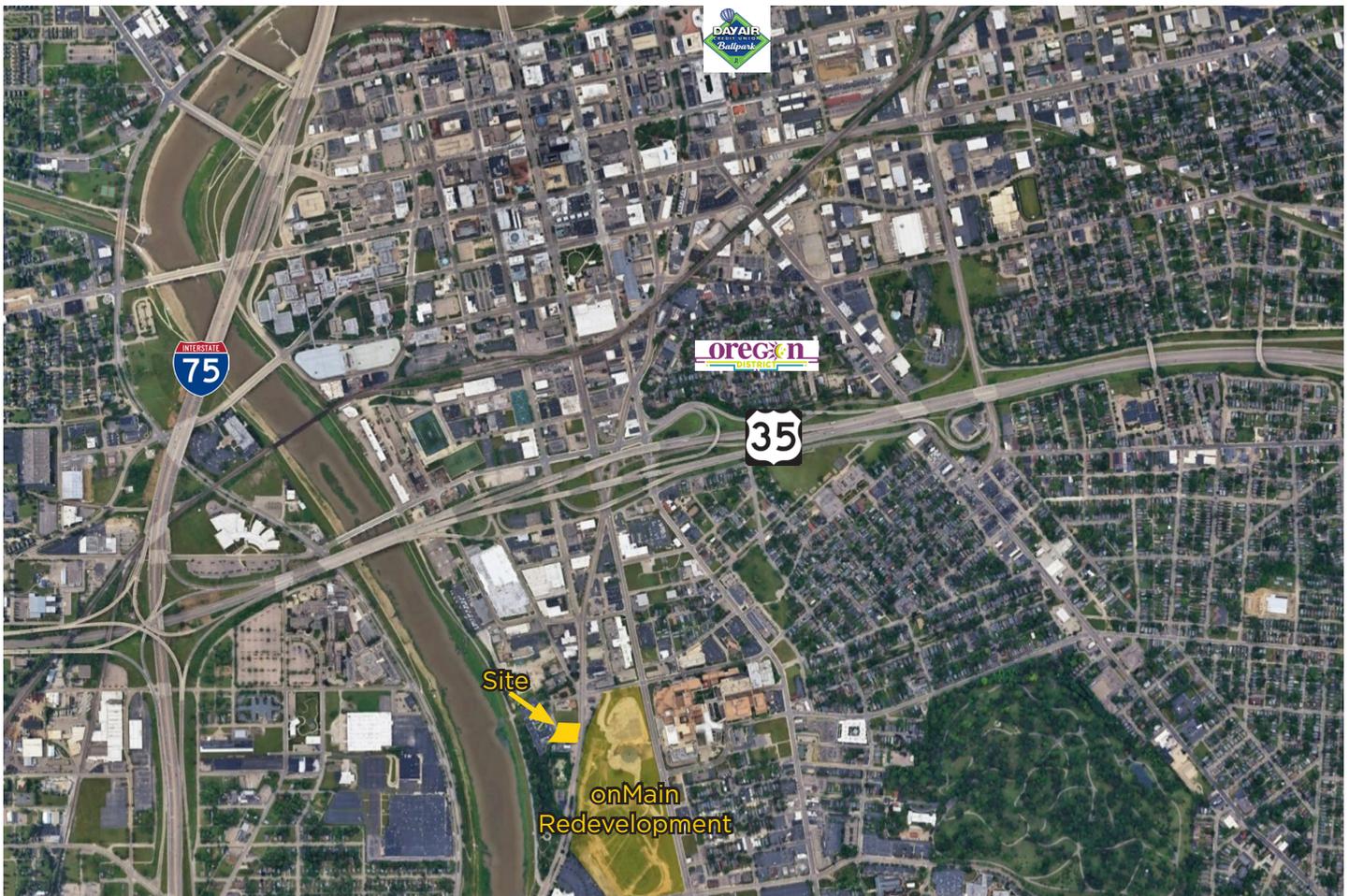
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## Building Specifications

|                      |   |                      |                                     |
|----------------------|---|----------------------|-------------------------------------|
| <b>Location:</b>     | 937 Patterson Boulevard<br>Dayton, Ohio 45402 | <b>OH Doors:</b>     | 3 (1-10'x14', 1-10'x12', 1-16'x10') |
| <b>Total SF:</b>     | 7,669± SF                                     | <b>Clear Height:</b> | 16' - 18' in warehouse              |
| <b>Office SF:</b>    | 5,469± SF                                     | <b>Power:</b>        | 420 amps, 208 volts, 3 phase        |
| <b>Warehouse SF:</b> | 2,200± SF                                     | <b>Zoning:</b>       | UBD - Urban Business District       |
| <b>Total Acres:</b>  | 0.895±  | <b>County:</b>       | Montgomery County                   |
|                      |   | <b>2024 Taxes:</b>   | \$14,128.44                         |

## Aerial



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