



Commercial Real Estate Services

Commercial and Investment Real Estate Specialists  
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**FOR LEASE**

**420 DAVIS AVE.**

## INDUSTRIAL PROPERTY OUTSIDE OF DOWNTOWN DAYTON

**DAYTON**

**FOR LEASE \$3.23/SQ. FT. MG**



### Features

- 12,773 sq ft shop/warehouse space with new office
- Additional 1,000 sq ft office space on 2<sup>nd</sup> floor
- 1 Drive in Dock, 1 Drive up Dock
- Newly Renovated office space
- 3 Phase Power
- 50 space, fenced in parking lot

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HER Commercial Real Estate Services – 7625 Paragon Rd. Suite E. Dayton, OH 45459



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## 420 Davis Ave

\$3.23 /SF/Yr

Great Industrial Property for lease just outside of downtown Dayton. This property is offering space available from 2,000 - 12,000 sq. ft. contiguous. 10,000 square feet of Warehouse or Light Industrial, and 2,000 square feet of newly renovated office space.

This property has heavy 3 Phase Power, 1 Drive-In Truck Bay, 1 Dock High Truck Bay, 50 space parking lot, plenty of room for storage, a break room/ kitchen, 3 offices, 1 reception area, a conference room/office area, and 4 separate bathrooms.

The owner is investing heavily into the property with a new roof, new electrical panels, security fence around the property, security camera system, LED lighting and much more. Please check with the City of Dayton Zoning to confirm your use is permitted under city zoning....

- Large Warehouse, updated offices, truck height dock and two street level overhead doors, Modified Gross rent, GREAT VALUE!!!!



Rental Rate:	\$3.23 /SF/Yr
Min. Divisible:	1,000 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	27,546 SF
Year Built:	1958
Rental Rate Mo:	\$0.27 USD/SF/Mo

## 1st Floor

Space Available	1,000 - 13,773 SF
Rental Rate	\$3.23 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Office Size	2,000 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Owner is currently renovating the office area with updated finishes. This Flex space features numerous offices, upstairs conference room or additional office space, fully functioning break-room/ kitchen, plenty of storage space, and large open floor plan for light industrial work. The property features a Drive-up Dock and a Drive-In Dock. This property has 3 Phase Power and a fully fenced in 50 space shared parking lot. This space is perfect for light manufacturing use or contractors with large storage needs. Please check with the City of Dayton Zoning to make certain your specified use is permitted.

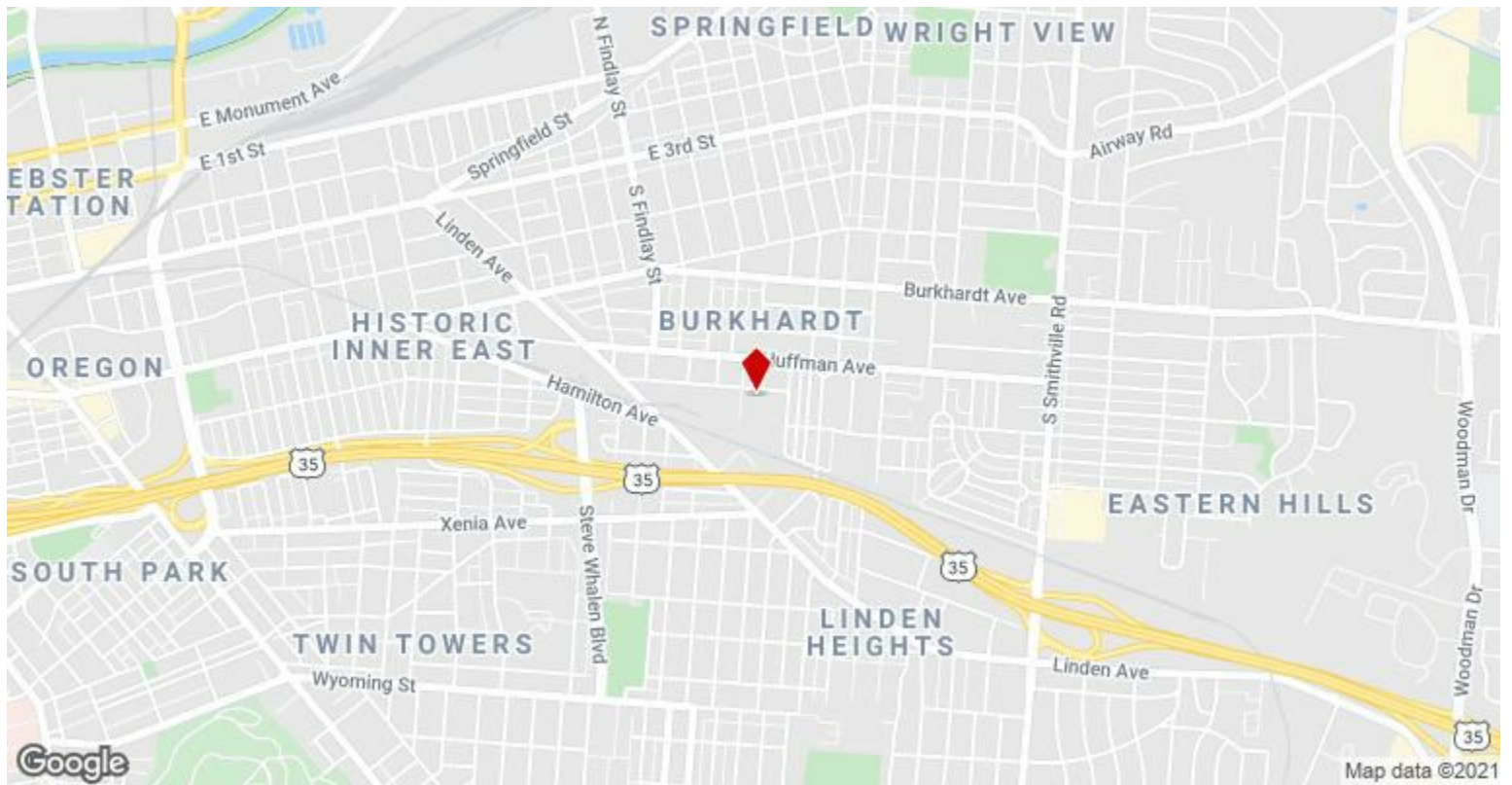
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## 1st Floor

Space Available	12,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Multiple lease options/ areas available. Please contact listing agent Bob Caperna 937.470.0046 for details including building sections and specific square footage.

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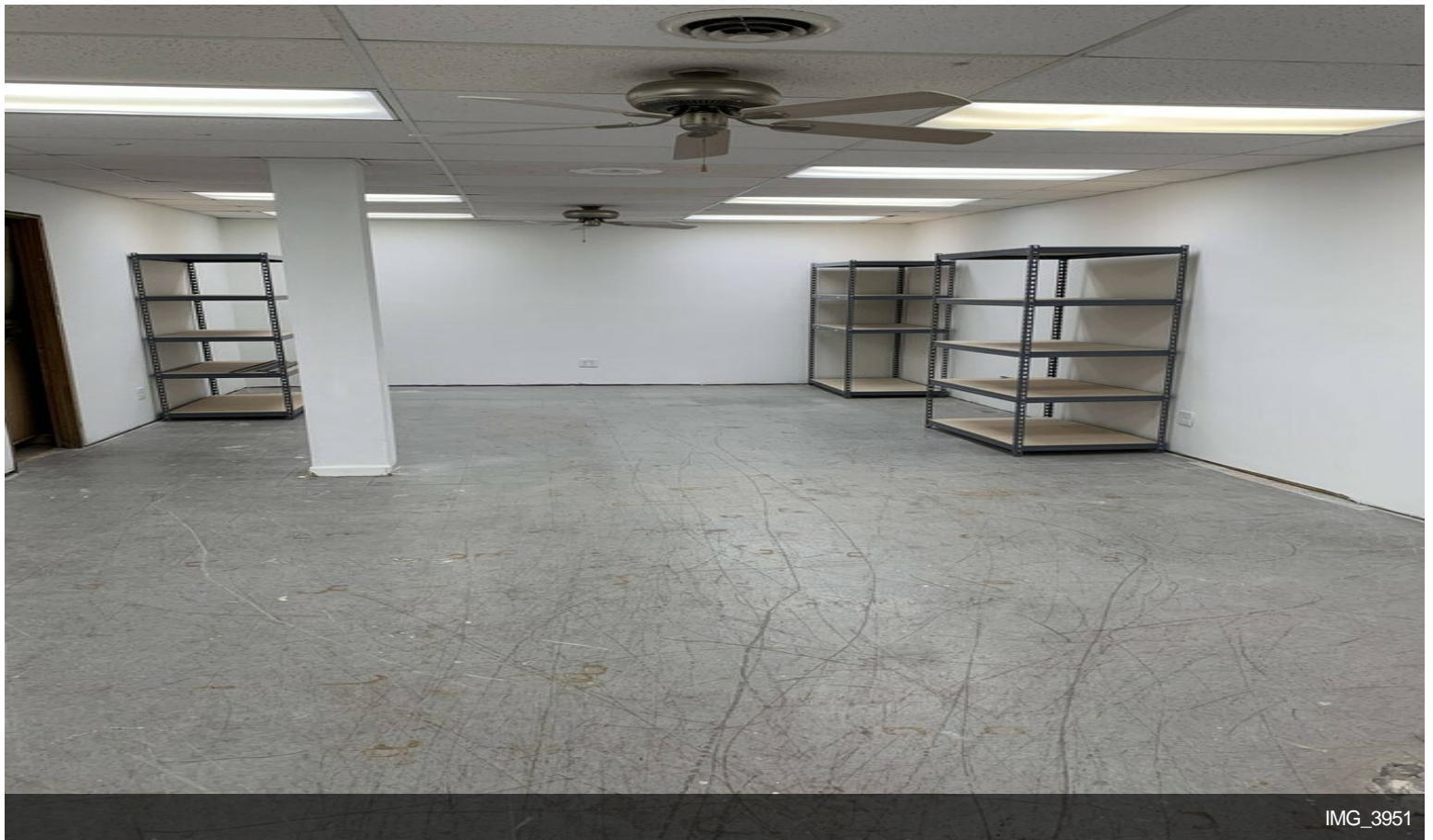
## 420 Davis Ave, Dayton, OH 45403

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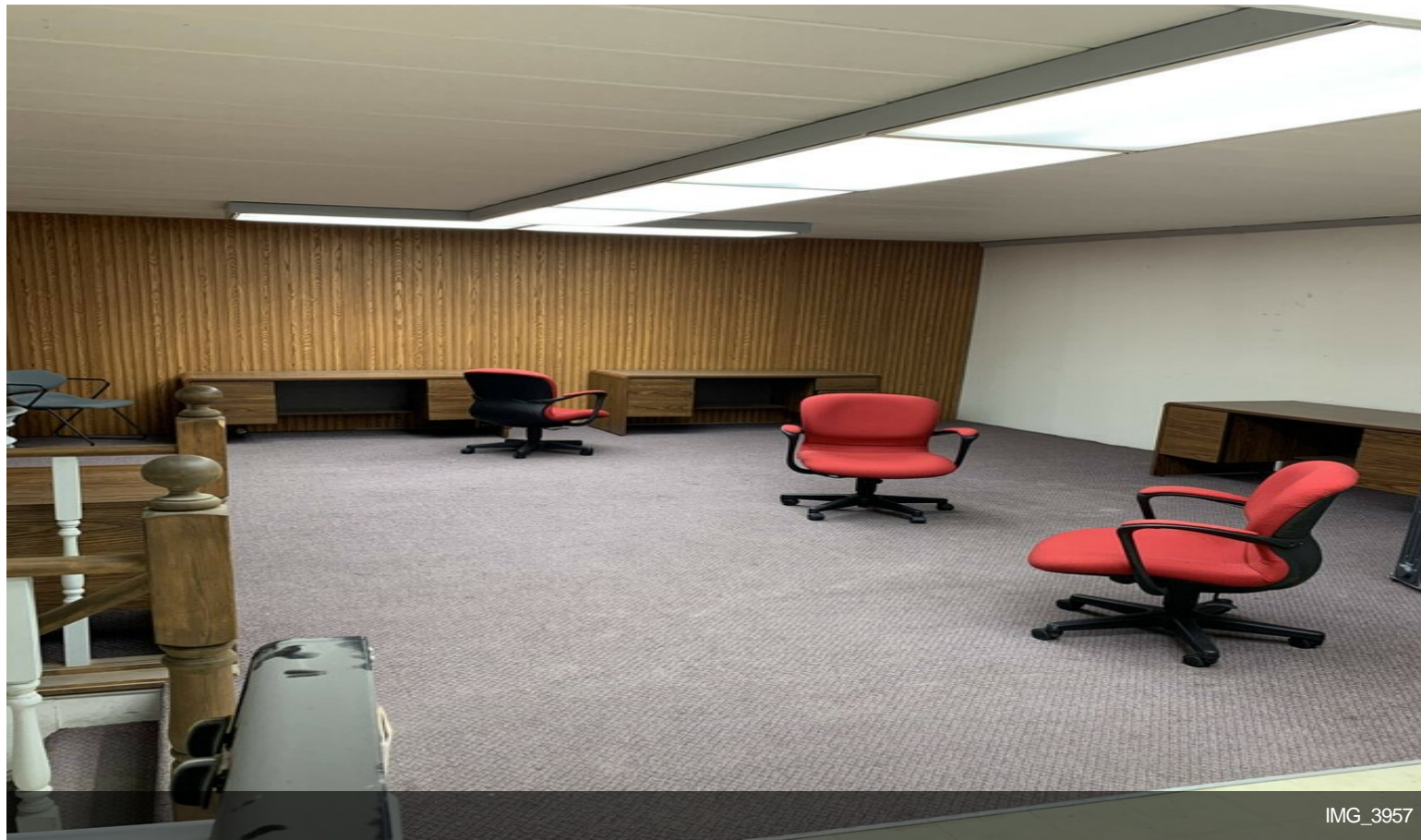
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# Property Photos



# Property Photos

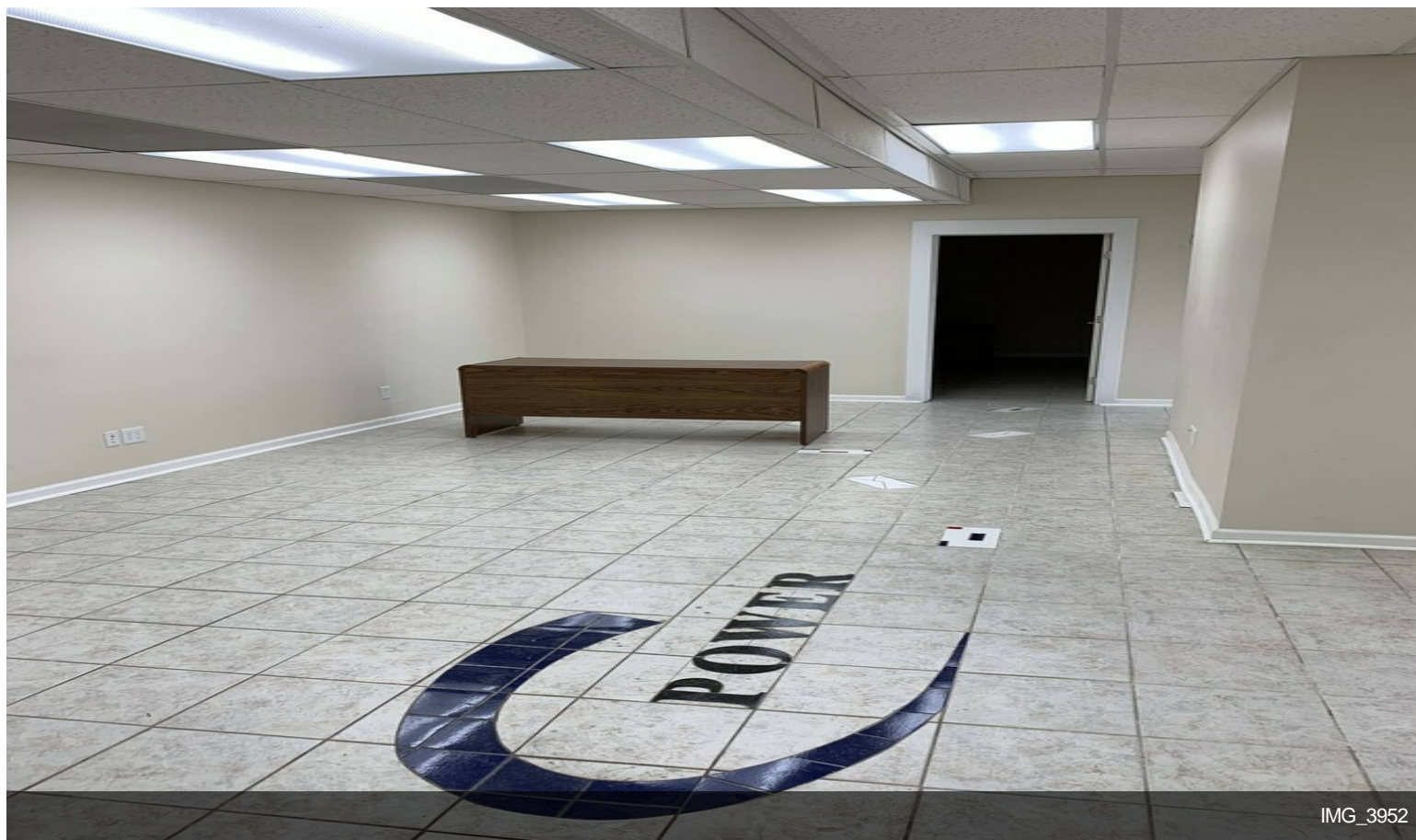


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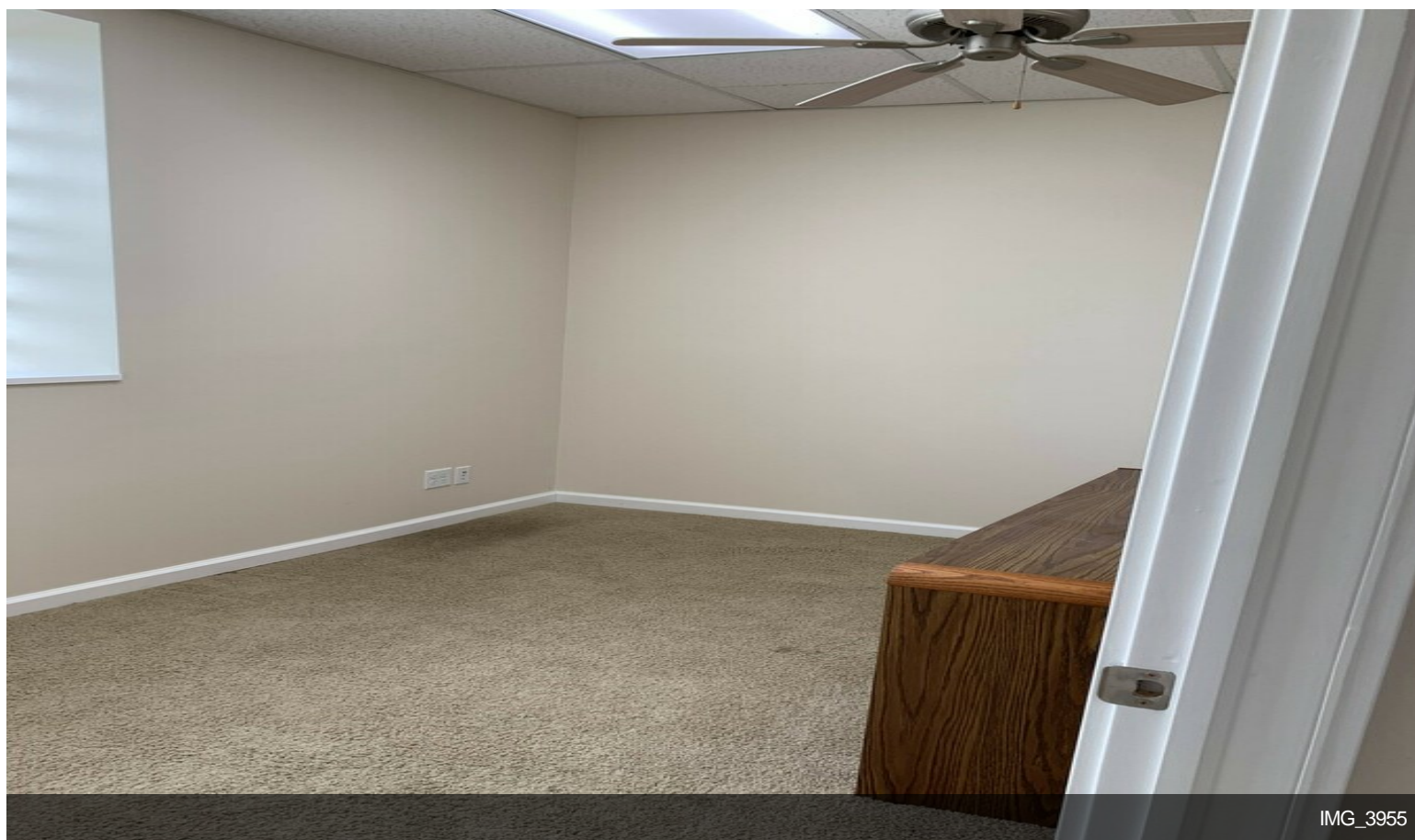


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# Property Photos

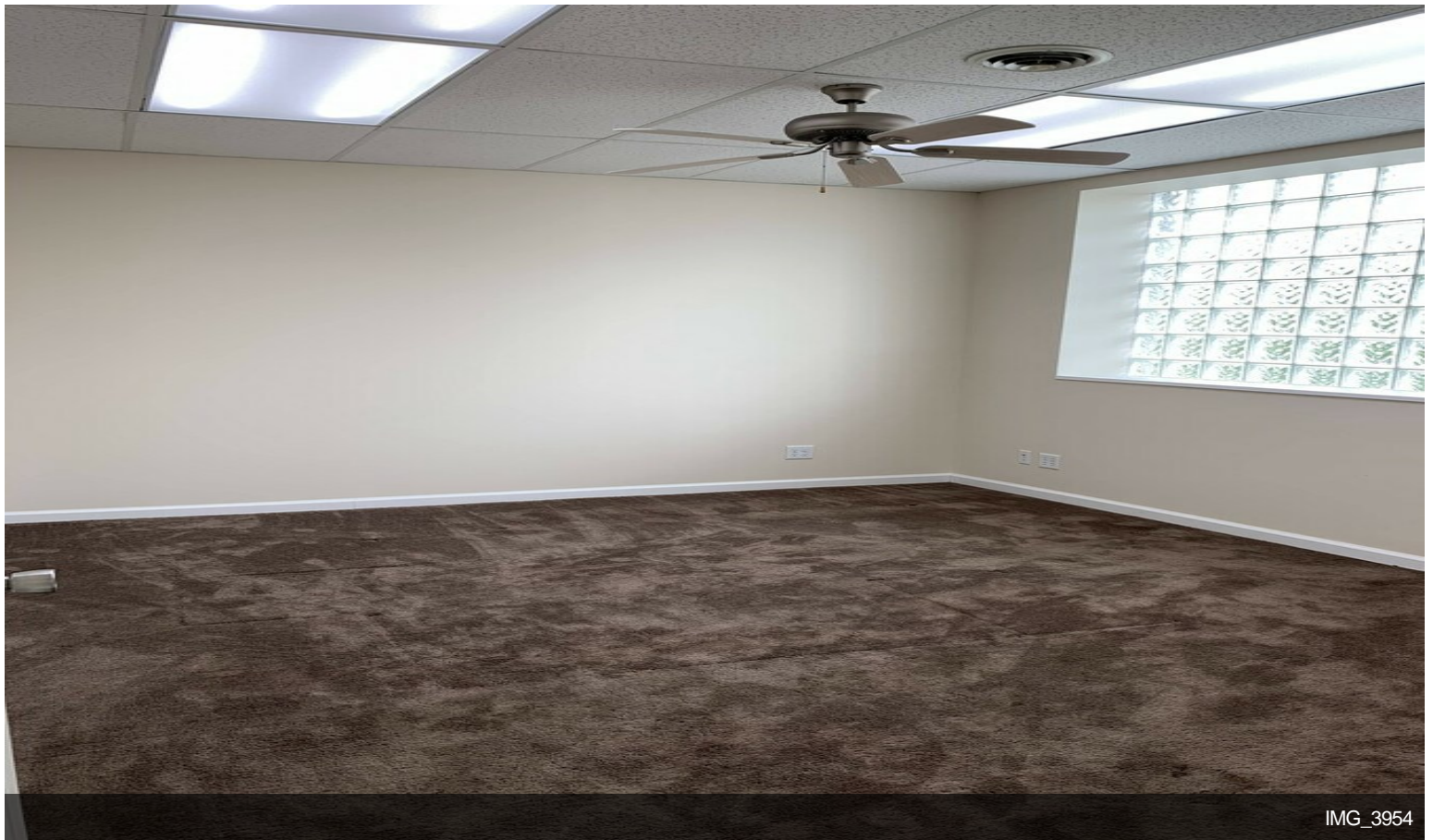


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# Property Photos



# Property Photos



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# Property Photos

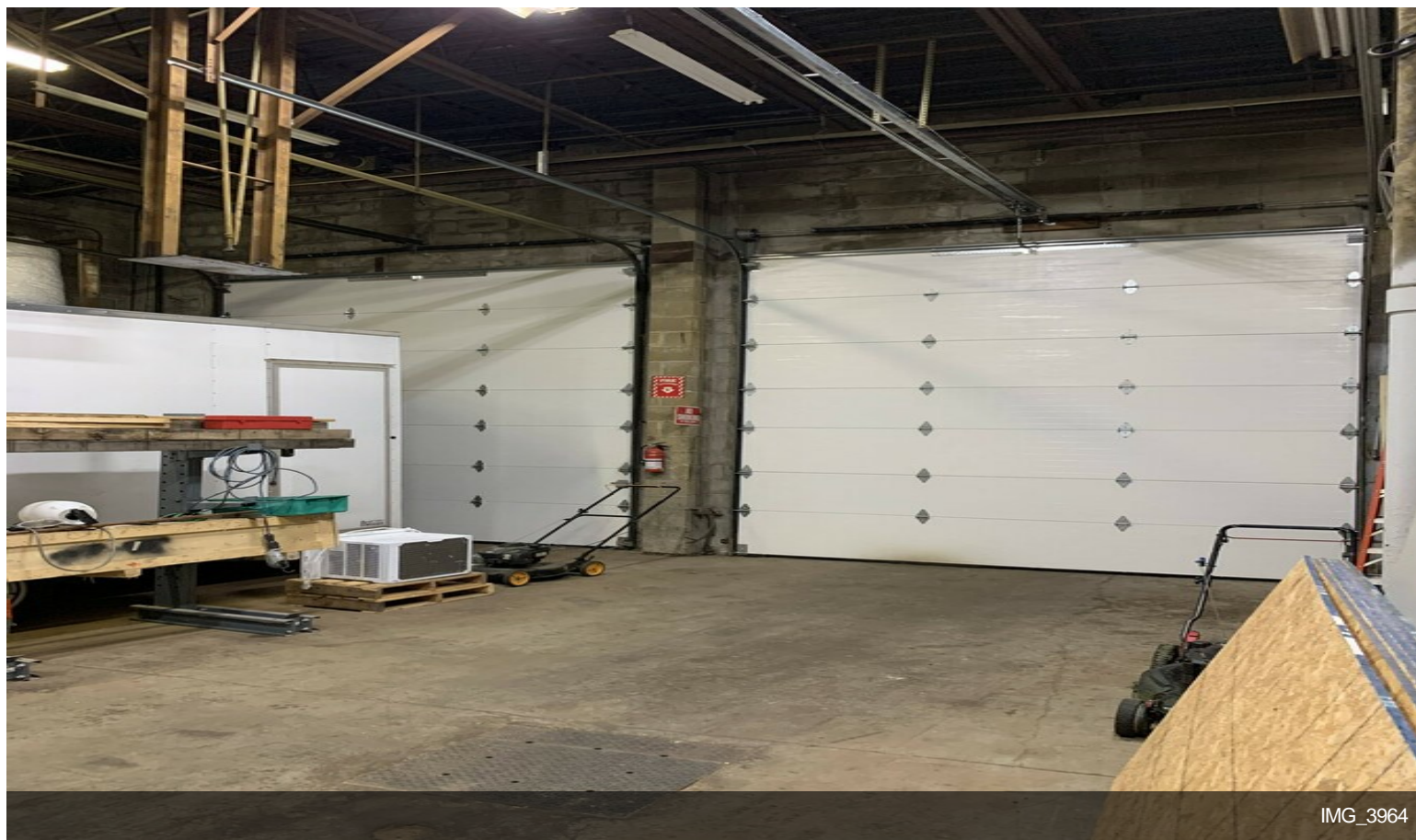


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# Property Photos



IMG\_3964



IMG\_3963

# Property Photos



# Property Photos



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