



**100 S. Clinton Street**  
Dayton, Ohio 45402

**SALE PRICE:**  
\$839,500

***100 S. Clinton Street: Where Industrial Legacy Meets Future Potential***

**80,000± SF Historic Warehouse | Redevelopment or Industrial Use**

- **Size:** 80,000± SF (3 Floors + Basement)
- **Lot Size:** 0.4992± Acres
- **Parking:** 16,000± SF Fenced Yard
- **Year Built:** 1890 (Historic Mill Construction)
- **Zoning:** I - Industrial Warehouse Light
- **Location:** Downtown Dayton; 0.3 miles to US-35, 0.5 miles to I-75



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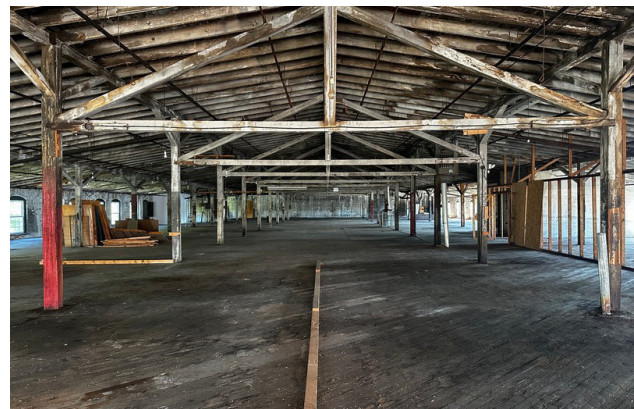
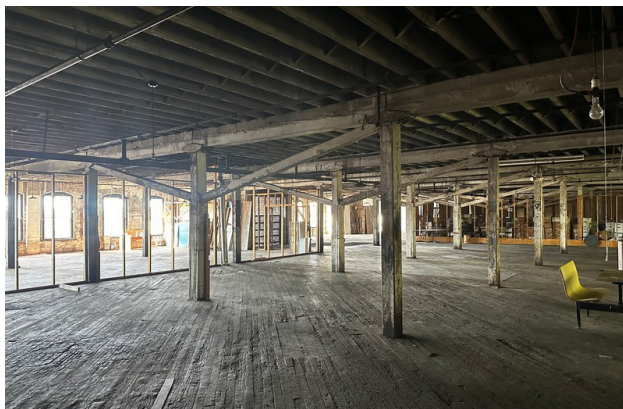
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## Investor / Developer

### ***A Canvas for Adaptive Reuse***

- **80,000± SF Historic Warehouse:** 3 Floors plus basement featuring exposed brick and heavy timber beams.
- **Prime Adaptive Reuse Candidate:** Ideal for multi-family lofts, creative office space, or mixed-use redevelopment.
- **Value-Add Opportunity:** Significant upside potential through repositioning.
- **Historic Charm & Architectural Appeal:** Perfect for loft-style conversions with character.
- **Incentive Potential:** Eligible for historic tax credits and redevelopment incentives.
- **Vibrant Urban Location:** Walkable to breweries, restaurants, housing, and downtown employment centers.
- **Ample Parking:** 16,000± SF Secured lot to support residents or mixed-use tenants.
- **Strategic Proximity:** Near logistics nexus, offering potential for creative industrial use.



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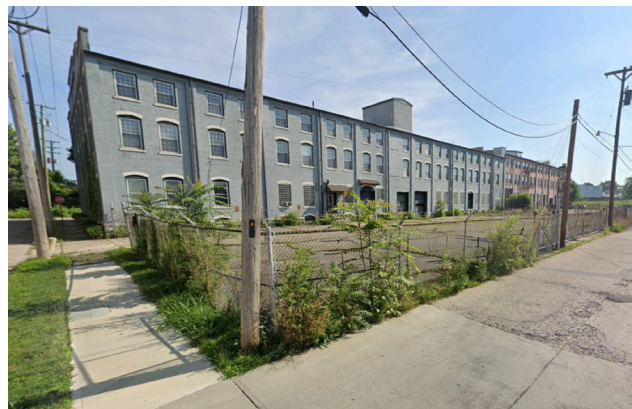
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## Industrial / Warehouse User

### ***Functional Industrial Core***

- **Expansive 80,000± SF Footprint:** Open shop floorplates offering flexible layouts.
- **Secured Yard/Parking:** Fenced-in area for vehicles, trailers, or outdoor storage.
- **Efficient Access:** Multiple loading docks and drive-in doors for operational flexibility.
- **Excellent Connectivity:** Just 0.3 miles to US-35 and 0.5 miles to I-75.
- **Light Industrial (I) Zoning:** Supports warehousing, distribution, and manufacturing uses.
- **Durable Construction:** Heavy-duty masonry and timber built for strength and load-bearing capacity.
- **Supplemental Basement Storage:** 20,000± SF in addition to three above-grade floors.
- **Strategic Location:** Centrally positioned in Dayton's industrial core with direct access to the broader I-70/I-75 logistics corridor.



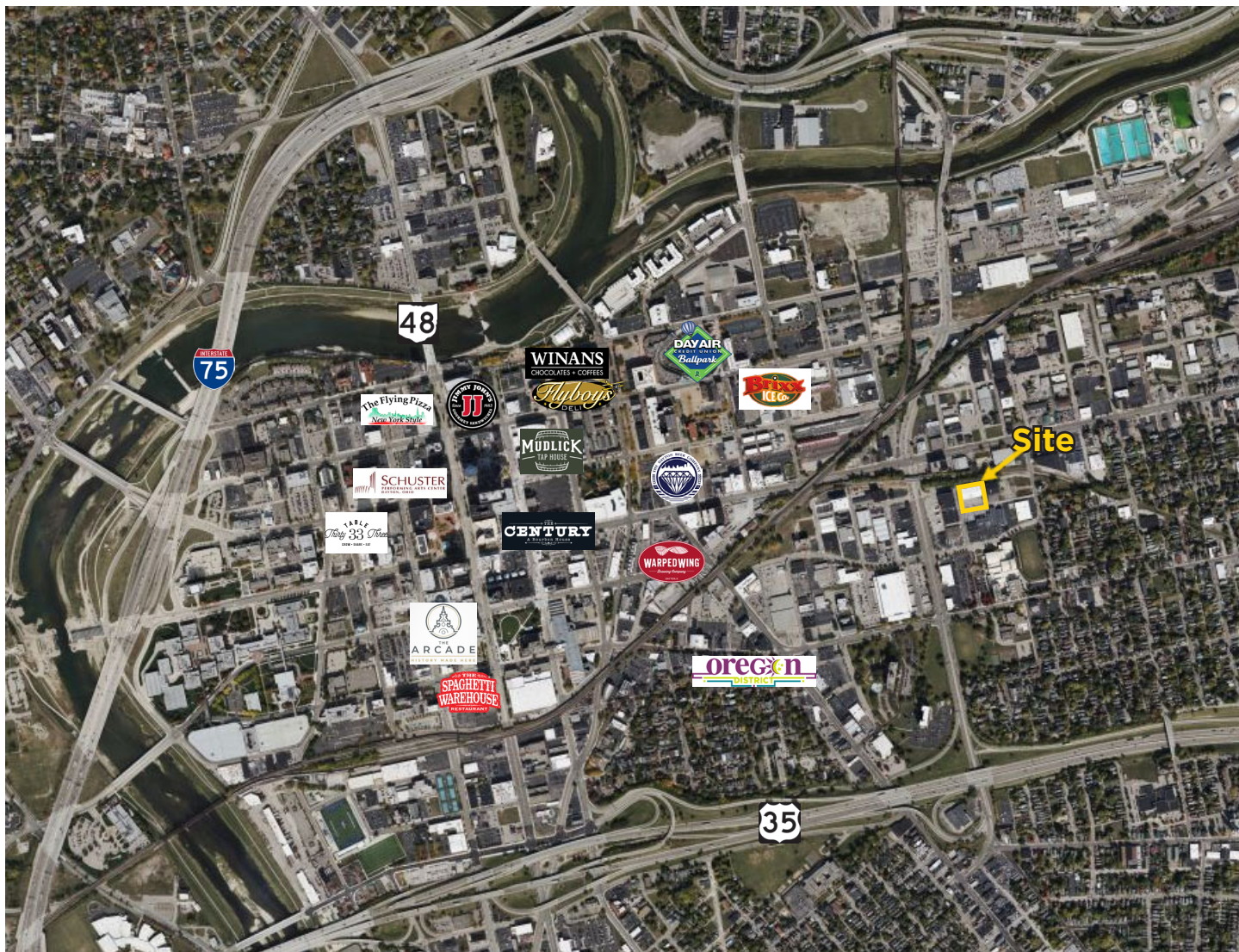
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## Aerial



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