



Commercial
Group

FOR SALE

Redevelopment/Industrial



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



Aaron Savino, SIOR

Principal

937.469.8269

Aaron.Savino@ApexCommercialGroup.com



Mike Thuenen

Senior Associate

937.238.4841

Mike.Thuenen@ApexCommercialGroup.com

ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

Apex Commercial Group Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

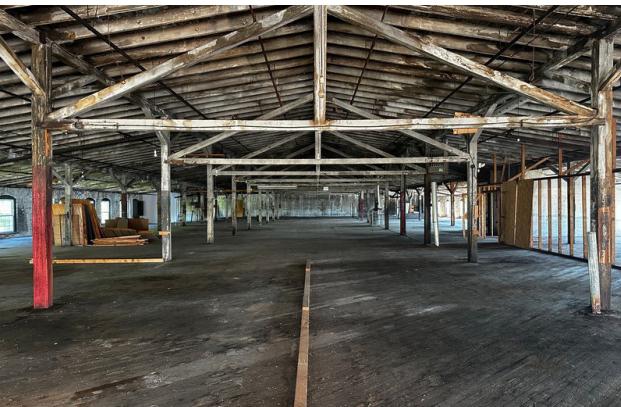
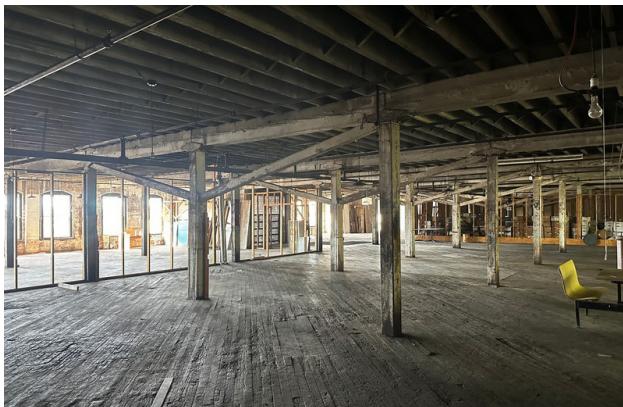
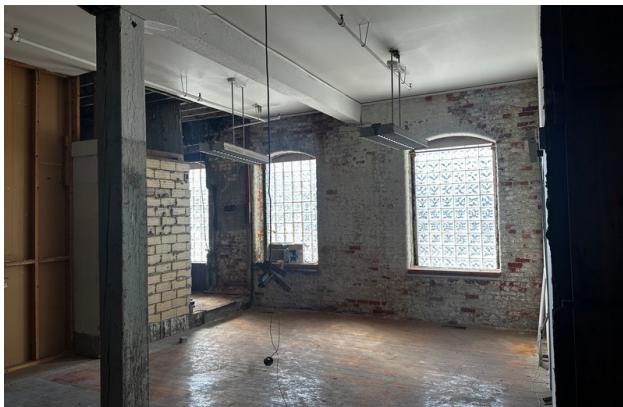
100 S. Clinton Street

Dayton, Ohio 45402

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.



ApexCommercialGroup.com

100 S. Clinton Street

Dayton, Ohio 45402

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.

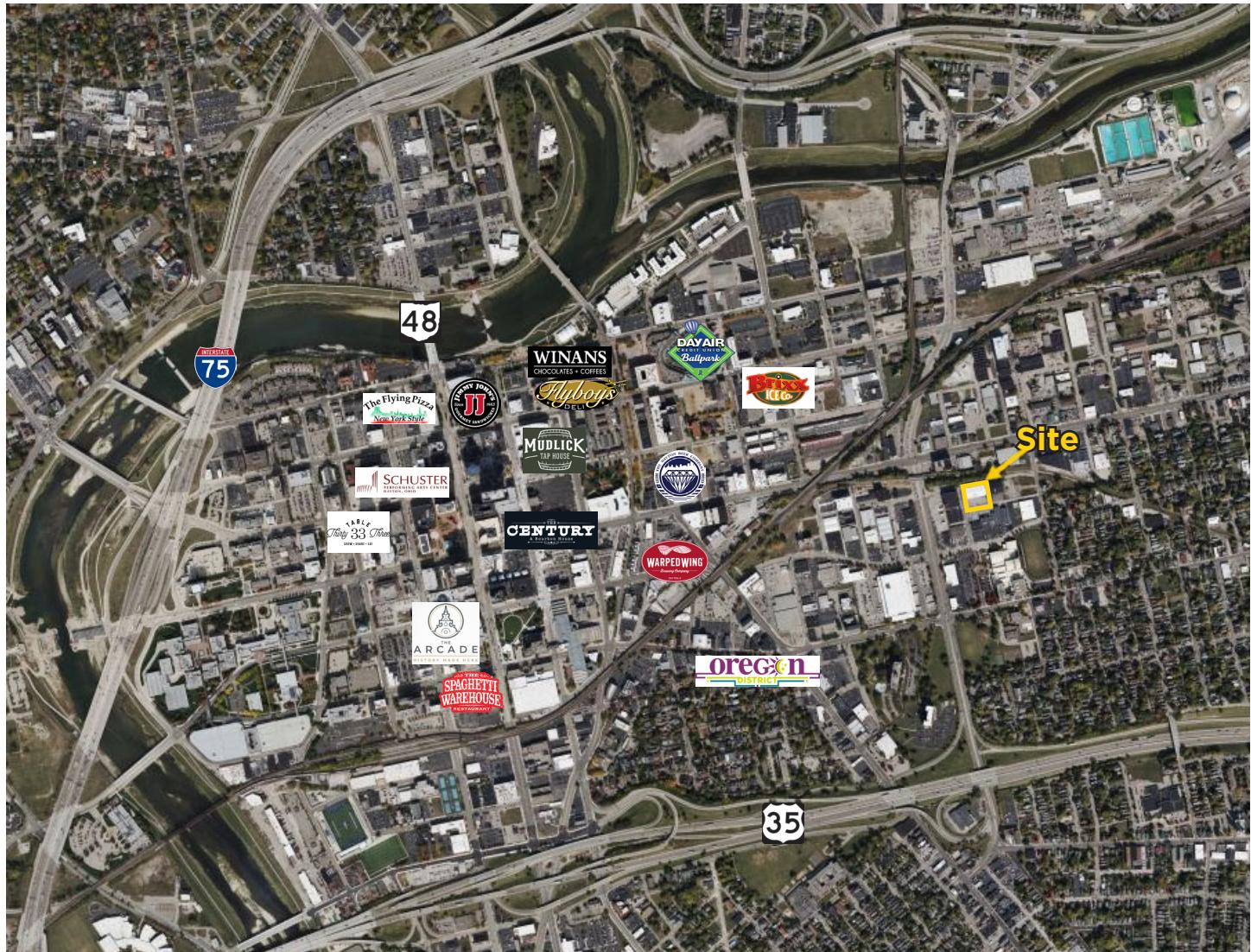


ApexCommercialGroup.com

100 S. Clinton Street

Dayton, Ohio 45402

Aerial



ApexCommercialGroup.com