



7032 N. Dixie Drive

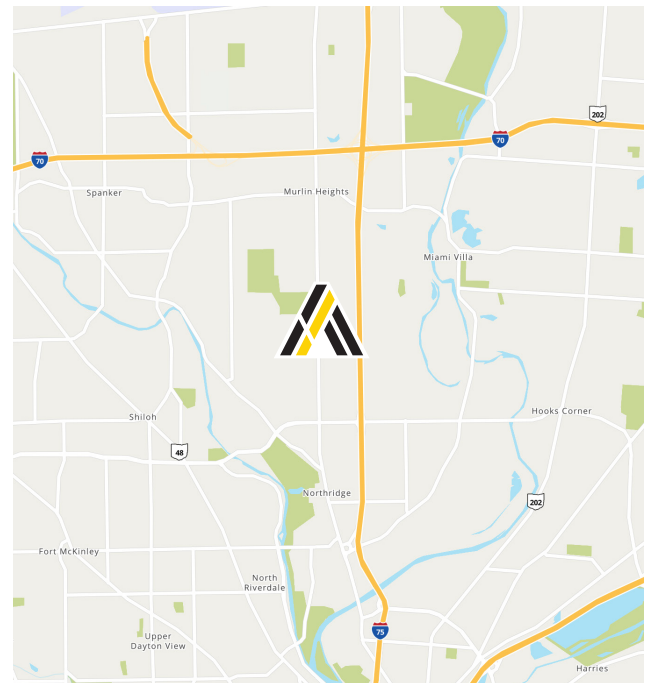
Dayton, Ohio 45414

SALE PRICE:
\$699,000

LEASE RATE:
\$8.00 PSF NNN

Property Highlights

- **12,000± SF Flex Building on 1.5± Acres:** Includes 5,500± SF of newly remodeled office space and 6,500± SF of heated, well-lit warehouse/garage space.
- **Warehouse Features:** The warehouse offers 12'-15' clear height and two (2) OH doors (1 - 10' x 10' and 1 - 10' x 8') making it well-suited for a wide range of industrial or service uses.
- **Power Capacity:** The space is equipped with 800 AMP, 3-phase power to support manufacturing, service, or equipment-intensive operations.
- **Strong Visibility:** Prominent position along N. Dixie Drive with exposure to 18,200+ vehicles per day.
- **Convenient I-75 Access:** Located just over a mile from two full I-75 interchanges, providing convenient regional access.



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Photos



[ApexCommercialGroup.com](https://www.ApexCommercialGroup.com)

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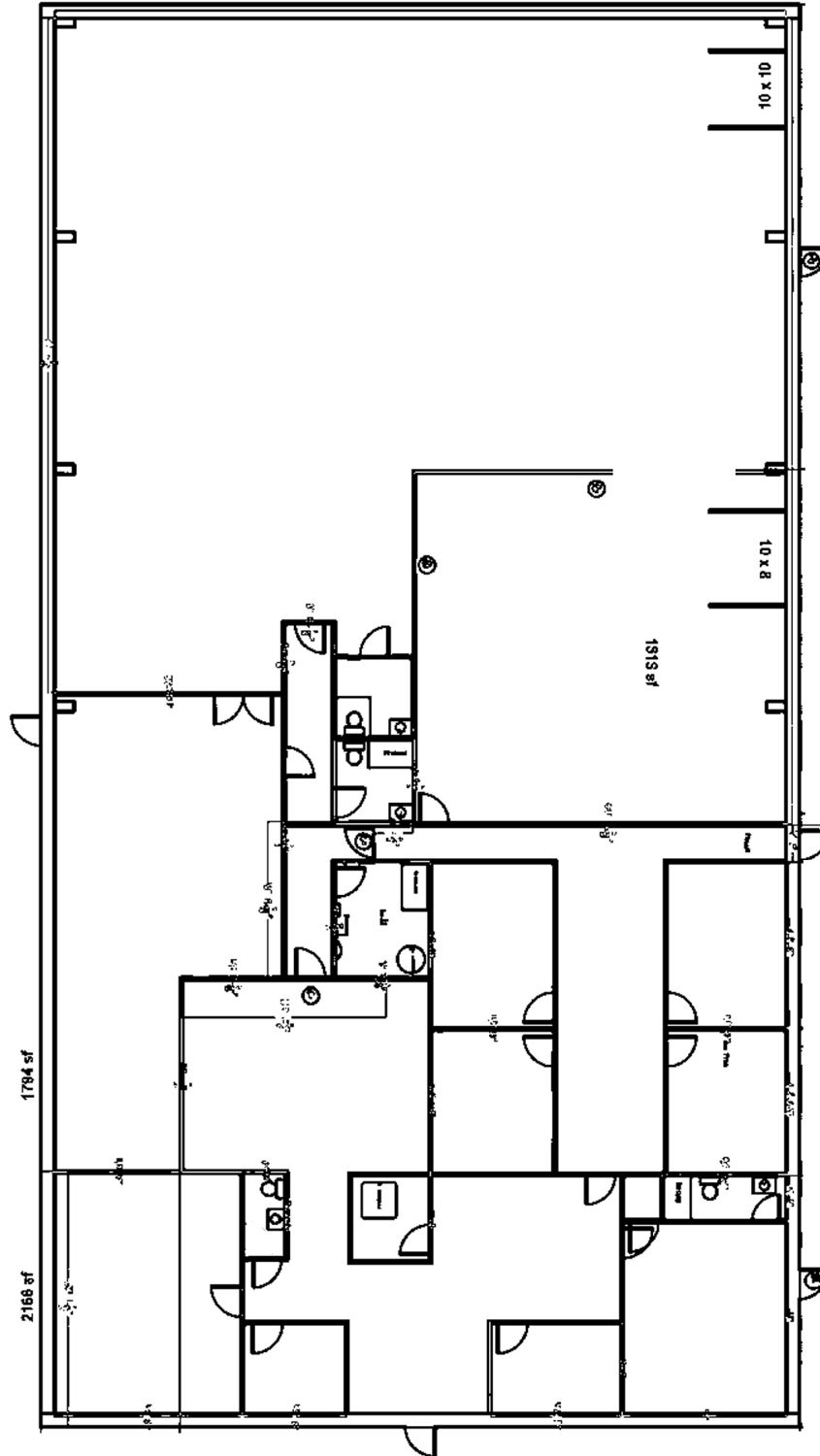


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Floor Plan



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Aerial

