



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

Flex Warehouse located in the heart of Harrison Township

FOR SALE!

**2300 Ome Ave
Dayton, OH 45414**



\$399,000

PROPERTY FEATURES:

- **Two drive-in overhead doors for efficient loading and unloading**
- **Ideal for warehouse, distribution, light manufacturing, or contractor use**
- **Functional open warehouse layout with flexible space configurations**
- **Ample space for equipment, inventory, and operational needs**



**THE NIANOURIS
COMMERCIAL TEAM**

**-Commercial
-Investments
-Land**

Bob Caperna
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937.470.0046

www.MiamiValleyCRE.com

Naja Long
najalong@howardhanna.com
937-963-4910



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Fact Sheet

Address:	2300 Ome Ave, Dayton, OH 45414
Price:	\$399,000
County:	Montgomery County
City:	Dayton
Building Size:	3,950 SQFT
Lot Size:	0.136 AC
Year Built:	1927
Zoning:	I-1
Parking Spaces:	There are 3 parking spaces located in front, more on the side
Roof:	Approximately 7 years old, still within good condition
HVAC:	No AC in home office area, new heater installed in warehouse
Electric:	1 Phase
Restrooms:	2 half baths
PARID:	E21 17306 0047 , E21 17306 0048
Taxes:	District : harrison Township \$3,966.55
Overhead Doors:	Main access OH 12 ft ; Secondary into yard OH 8 ft

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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Property Description:

2300 Ome Avenue, Dayton, OH 45414

Position your business for success with this versatile **15,650 SF industrial warehouse** located in Dayton's established industrial corridor. Built in 1927, the property offers a functional layout ideal for warehousing, distribution, light manufacturing, or contractor operations. Featuring **two drive-in doors**, the building provides convenient access for loading, storage, and day-to-day operations.

The property's strategic location offers quick connectivity to **I-75, I-70, and major Dayton transportation routes**, allowing efficient access throughout the Miami Valley and beyond. Whether you're an owner-user seeking a well-located facility or an investor looking for industrial assets, 2300 Ome Avenue presents a flexible opportunity in one of Dayton's key industrial markets.

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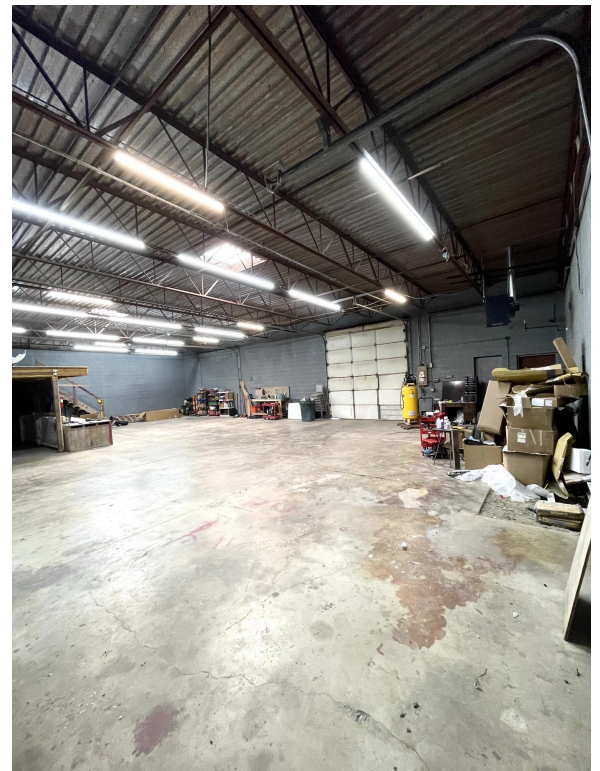
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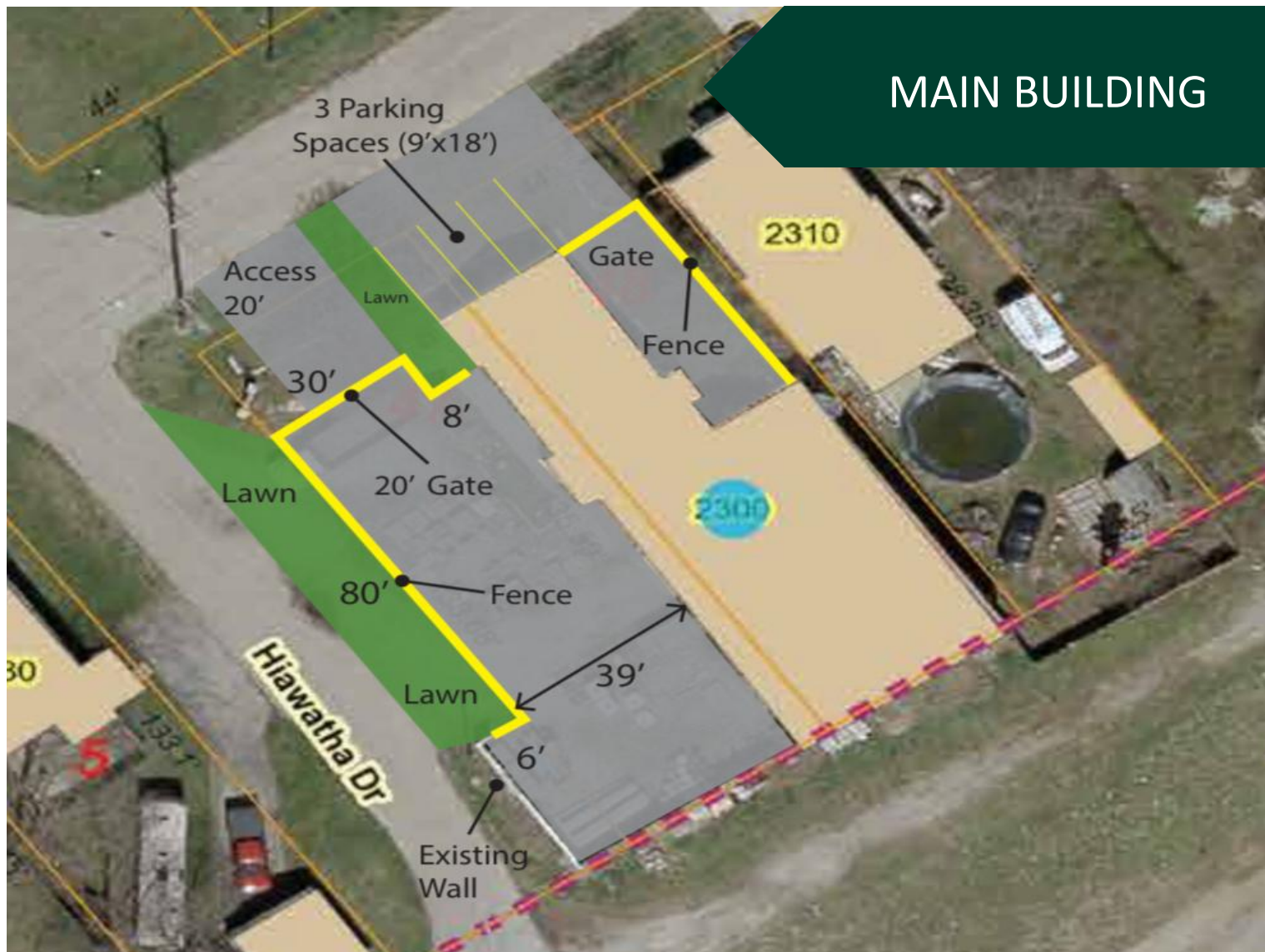
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MAIN BUILDING

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