



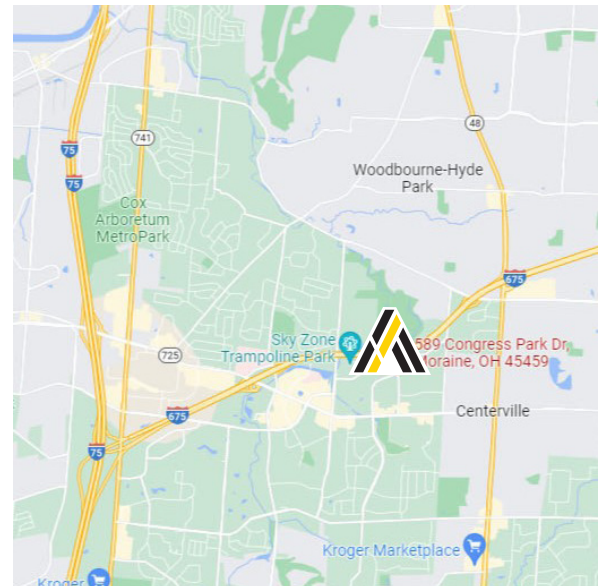
## 589 Congress Park Drive

Dayton, Ohio 45459

**LEASE RATE:**  
**\$9.95 PSF NNN**

### Property Highlights

- 1,550± SF Available including 902± SF of office space and 648± SF of warehouse space
- **Climate Control:** 100% Air conditioned
- **Flexible Warehouse Features:** 1 OH door for easy loading, unloading, and inventory access
- **Ample Parking:** Generous parking space available for employees, clients, and deliveries
- **Well-Maintained:** Property is meticulously maintained by the owner, ensuring a professional environment
- **Prime Location:** Located in Washington Township with no city income tax and quick access to I-675, offering excellent transportation routes for commuting and logistics



**Wade Elliott, SIOR**

Vice President

937.469.8270

Wade.Elliott@ApexCommercialGroup.com



**Alex Nikolai**

Senior Associate

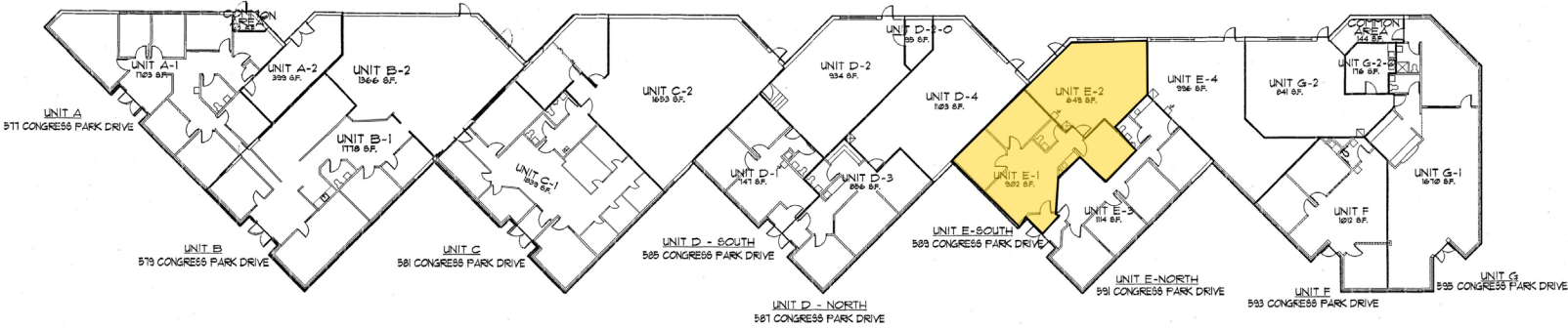
937.222.7884

Alex.Nikolai@ApexCommercialGroup.com

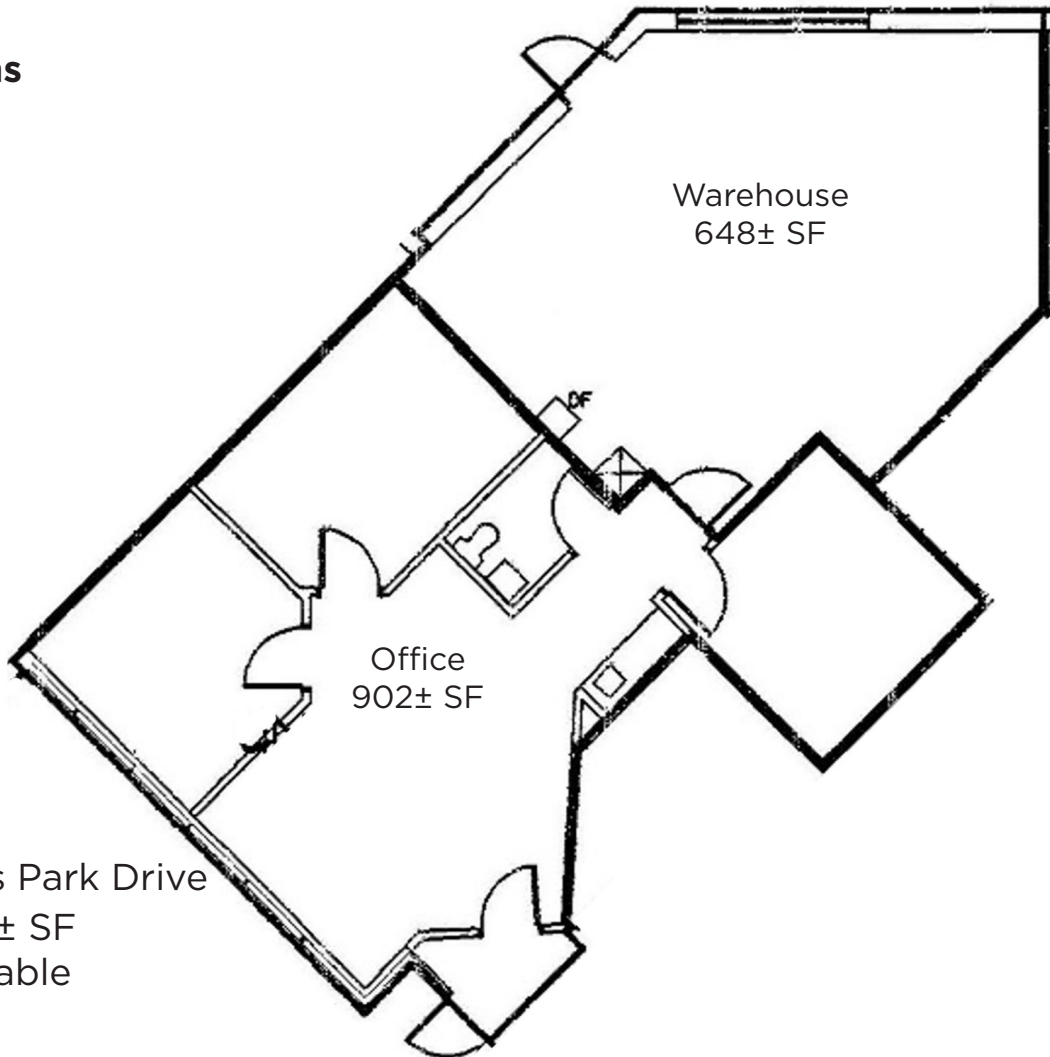
# 589 Congress Park Drive

Dayton, Ohio 45459

## Site Plan



## Floor Plans



589 Congress Park Drive  
1,550± SF  
Available

[ApexCommercialGroup.com](http://ApexCommercialGroup.com)

# 589 Congress Park Drive

Dayton, Ohio 45459



## Aerial



[ApexCommercialGroup.com](http://ApexCommercialGroup.com)