Crest
Commercial Realty

Warehouse Building

FOR SALE

4395 Springfield St., Dayton, OH 45431

New Price: $1,500,000

100% Leased - Brinks, Inc.

in-place tenant since 1992

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THE OFFERING

Crest Commercial Realty is offering for sale the fee simple interest in the sale of the warehouse building at 4395 Springfield St, in the East Dayton Submarket of Dayton, Ohio. The property is located in Montgomery County and zoned I-1, Light Industrial.

The single-story building was built in 1950 and is situated on 1.805 acres. The brick building is 18,669 SF and 100% occupied with long-term tenant, Brinks, Inc.

An in-place tenant since 1992, Brinks Inc. has a current lease term through 2/28/2031. The lease addendum provides for annual rent increases, bringing the current yearly rent from $116,668 to $131,325 for months 51-62.

The property is well-maintained and well-secured with easy access and proximity to US-35 & I-675.

EXECUTIVE SUMMARY

4395 Springfield St., Dayton, OH 45431

Offering Price	**$1,500,000**
Building Total SF	**18,669**
Price Per SF	**$80.35**
Occupancy	**100%**
In-Place Income (Pro Forma)	
Total Revenue *(Per lease amendment 1/12/2026, year 3)*	**$123,787**
Total Expenses *(Pro-forma, year 3)*	**$6,793**
Net Operating Income	**$116,994**
CAP RATE	**7.80%**

PROPERTY PROFILE

4395 Springfield St., Dayton, OH 45431

Address	**4395 Springfield St.**
County	**Montgomery**
Parcel #	**R72217519-0014, 0016**
Gross Leasable SF	**18,669**
Occupancy	**100%**
Proforma NOI	**$117,014**
Acreage	**1.805**
Year Built	**1950, Renovated 1991**
Roof System	**EPDM Rubber (re-roofed in 2000, 2001, 2002)**
Drive-in Doors	**Two (2)**
Electric	**400Amp, 1Ph, 120/240V**
Parking	**40 Space; Ratio of 2.14/1,000 SF**

Lease Details	**Third Amendment Signed 1/12/2026**
Months 3-4	**Annual Rent - $116,668**
Month 15-26	**Annual Rent - $120,181**
Months 27-38	**Annual Rent - $123,787**
Month 39-50	**Annual Rent - $127,500**
Months 51-62	**Annual Rent - $131,325**

The roof and HVAC systems are well-maintained and in good condition.

- The property has 4 roof top HVAC systems.
- The warehouse is heated with gas-fired units.
- The office is air-conditioned.

HVAC repair/replacement is the tenant's responsibility per the lease terms.

TENANT PROFILE

4395 Springfield St., Dayton, OH 45431

The Brink's Company (NYSE:BCO) is a leading global provider of cash and valuables management, digital retail solutions, and ATM managed services. Their customers include financial institutions, retailers, government agencies, mints, jewelers and other commercial operations. Brinks, Inc. includes a network of operations in 51 countries and serves customers in more than 100 countries.

History

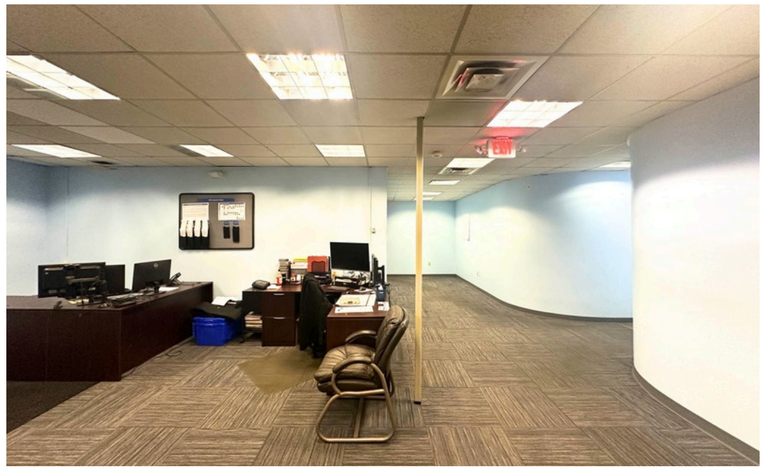
Brinks was founded in 1959 in Chicago as Brink's City Express, moving luggage and parcels with horse-drawn wagons. In 1891 Brinks began to transport silver dollars for a local bank, marking it's pivot to secure transport. The company expanded rapidly and by the 1920's Brinks was the dominant armored-car service in the U.S, serving banks, government mints, and retailers.

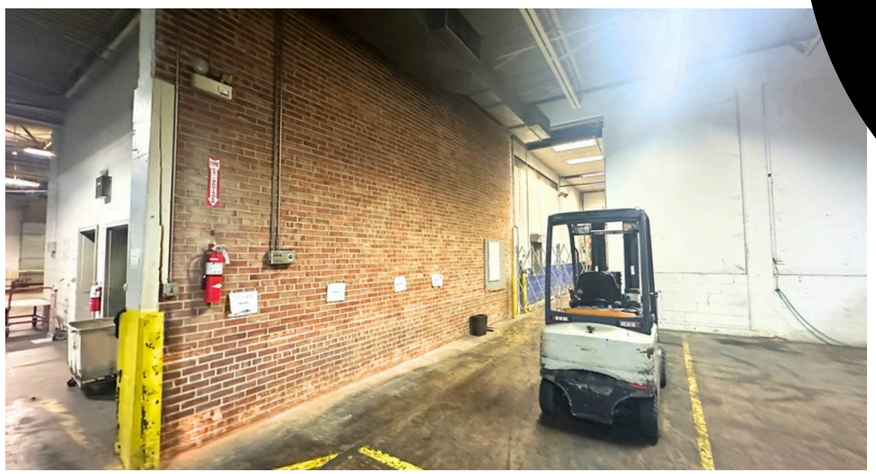
In 1962, Pittston, a coal conglomerate, acquired a major stake in Brink's Inc, integrating it as a subsidiary and launching Brink's Home Security in 1983. This arm of the business merged with ADT in 2010. Pittston eventually divested its coal assets and changed its name to The Brink's Company in 2003.

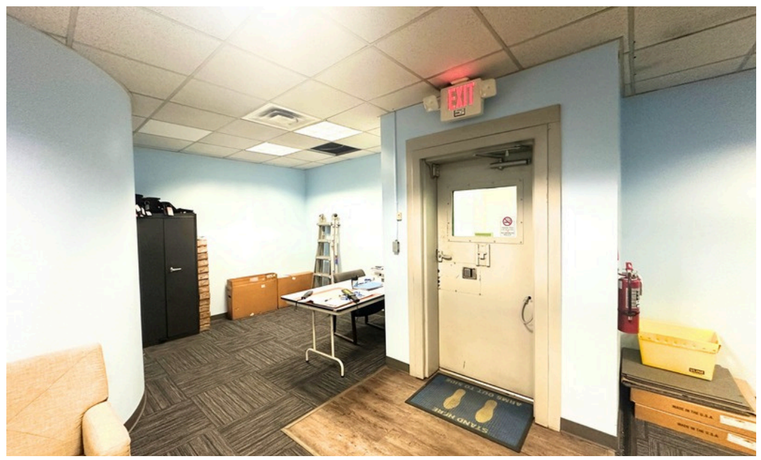
Brinks, Inc. has been a tenant at 4395 Springfield St. since 1992.

Interior

4395 Springfield St., Dayton, OH 45431







FLOOR PLAN

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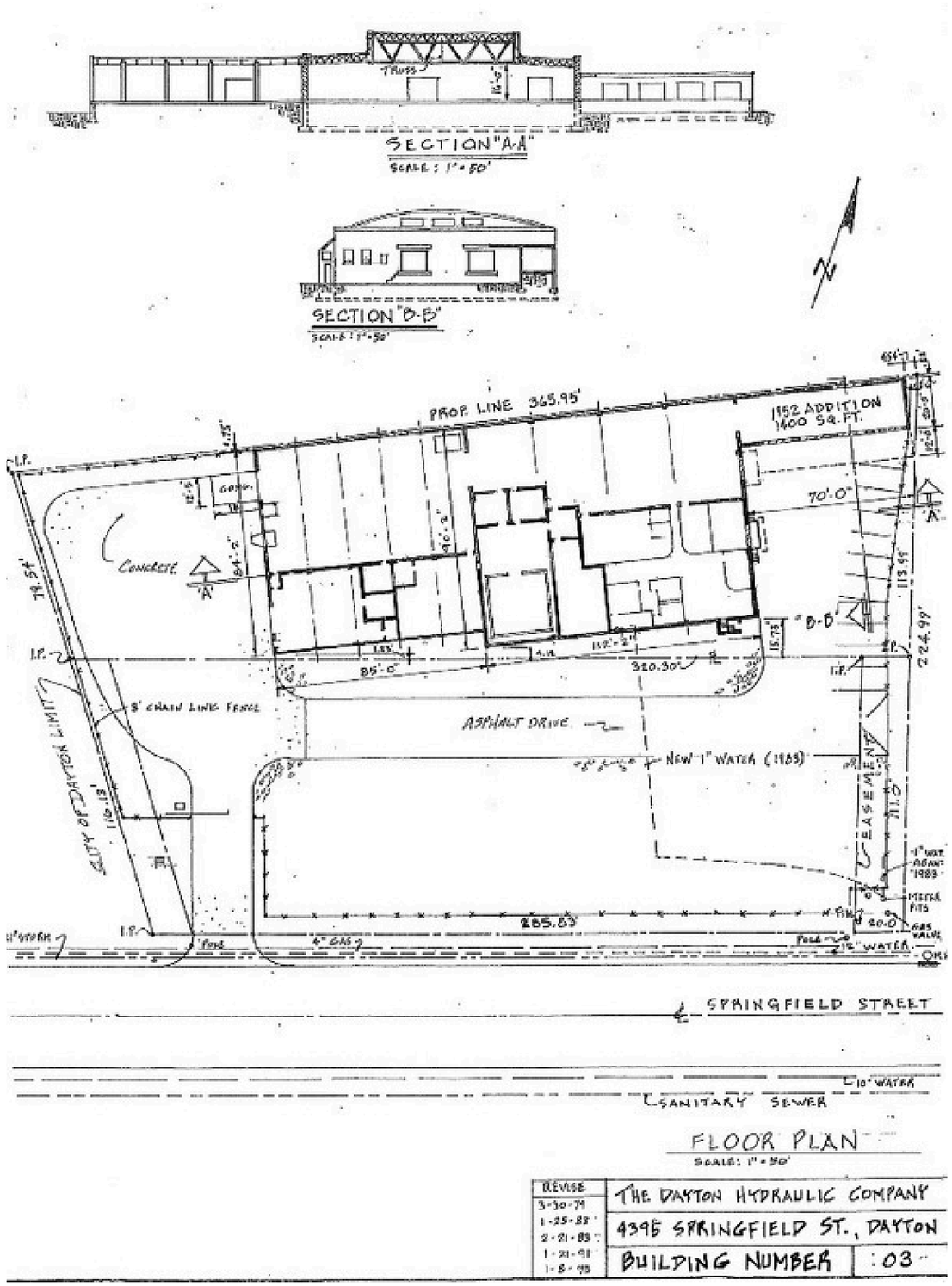


SITE PLAN

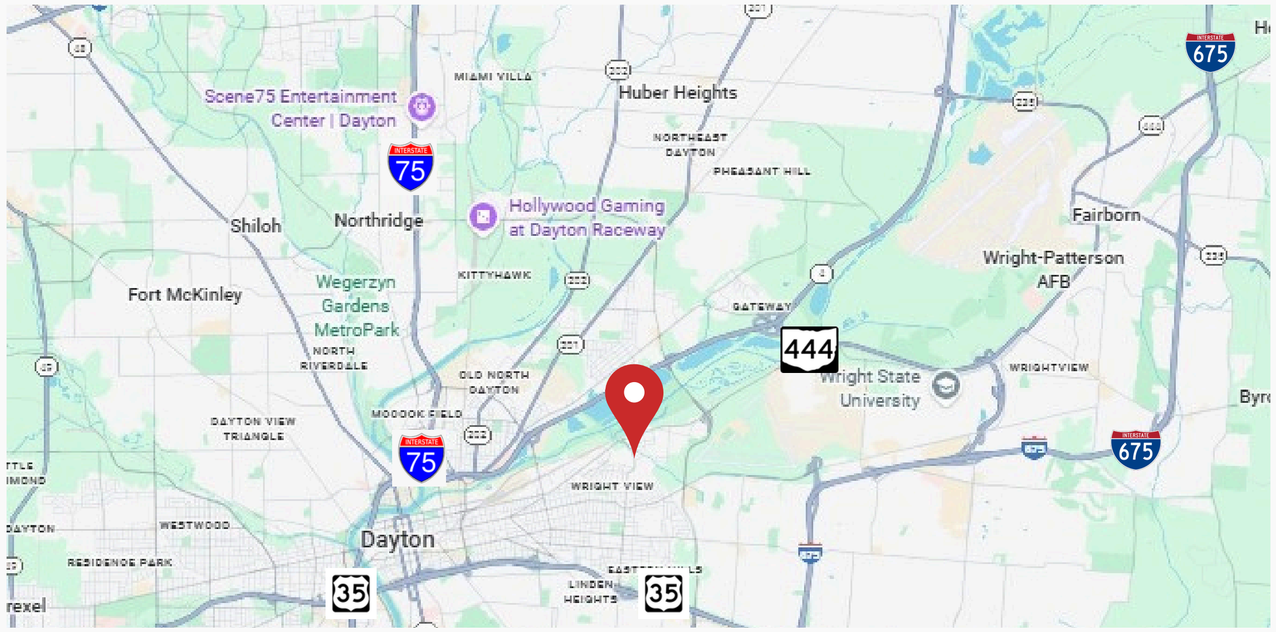
4395 Springfield St., Dayton, OH 45431

Parking: 40 Space; Ratio of 2.14/1,000 SF

DEMOGRAPHICS

	2-mile	5-mile	10-mile
Population			
2024 Population	34,389	206,179	525,711
2029 Projection	34,434	207,867	528,250
2024 Households	14,112	86,439	221,867
2029 Projection	14,114	87,165	222,879
Household Income			
2023 Avg Household Income	$93,955	$98,472	$87,017
Housing & Income			
2024 Medium Home Value	$72.519	$122,879	$158,437
2024 Medium Household Income	$41,068	$49,356	$58,169

*Demographics provided by CoStar Group, www.costar.com, 2024 dataset



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