



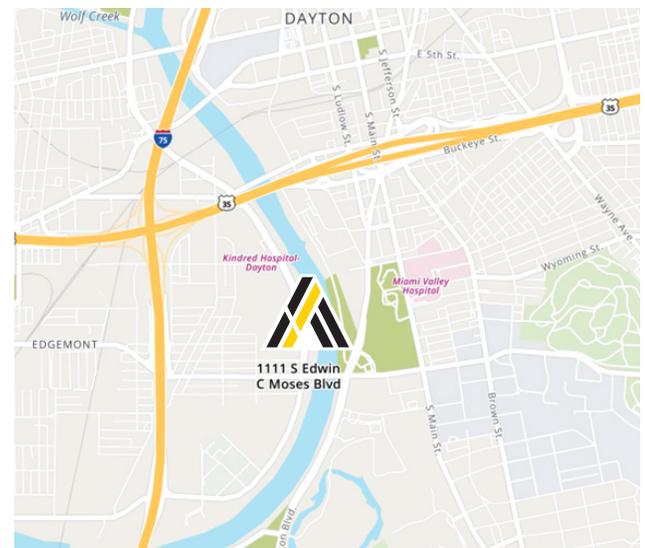
# 1111 S. Edwin C. Moses Boulevard

Dayton, Ohio 45417

**SALE PRICE:**  
**CALL FOR PRICING**

## Property Highlights

- **363,859± SF Office/Industrial Building** situated on 17.03± acres.
  - 288,589± SF Office
  - 50,000± SF Warehouse/Garage
  - 25,000± SF Kitchen/Storage
- **Warehouse Overview:** Includes 50,000± SF of warehouse and garage space with high-bay storage available and 17,000± SF of additional mezzanine storage.
- **Excellent Loading & Clear Height:** Six (6) dock doors and three (3) drive-in doors with 17'-31' clear height throughout (see floor plan).
- **Fully Sprinklered:** Wet fire suppression system throughout.
- **Specialized Infrastructure:** 25,000± SF full kitchen area featuring walk-in freezers/coolers, shelving, range, hoods, sinks, ovens, and ample storage.
- **Abundant Parking:** 4/1,000 SF ratio supports large workforce industry or campus-style users.
- **Zoned BP - Business Park District** allowing for a variety of uses.
- **Strategic Location:** Less than 1.5 miles to I-75, approximately 1 mile to US-35, and 1.5 miles from Downtown Dayton.
- **Strong Workforce Location:** In close proximity to University of Dayton and surrounded by restaurants, retail, and services.



Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,399	98,180	225,079
Total Households	1,170	41,110	97,854



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## Photos



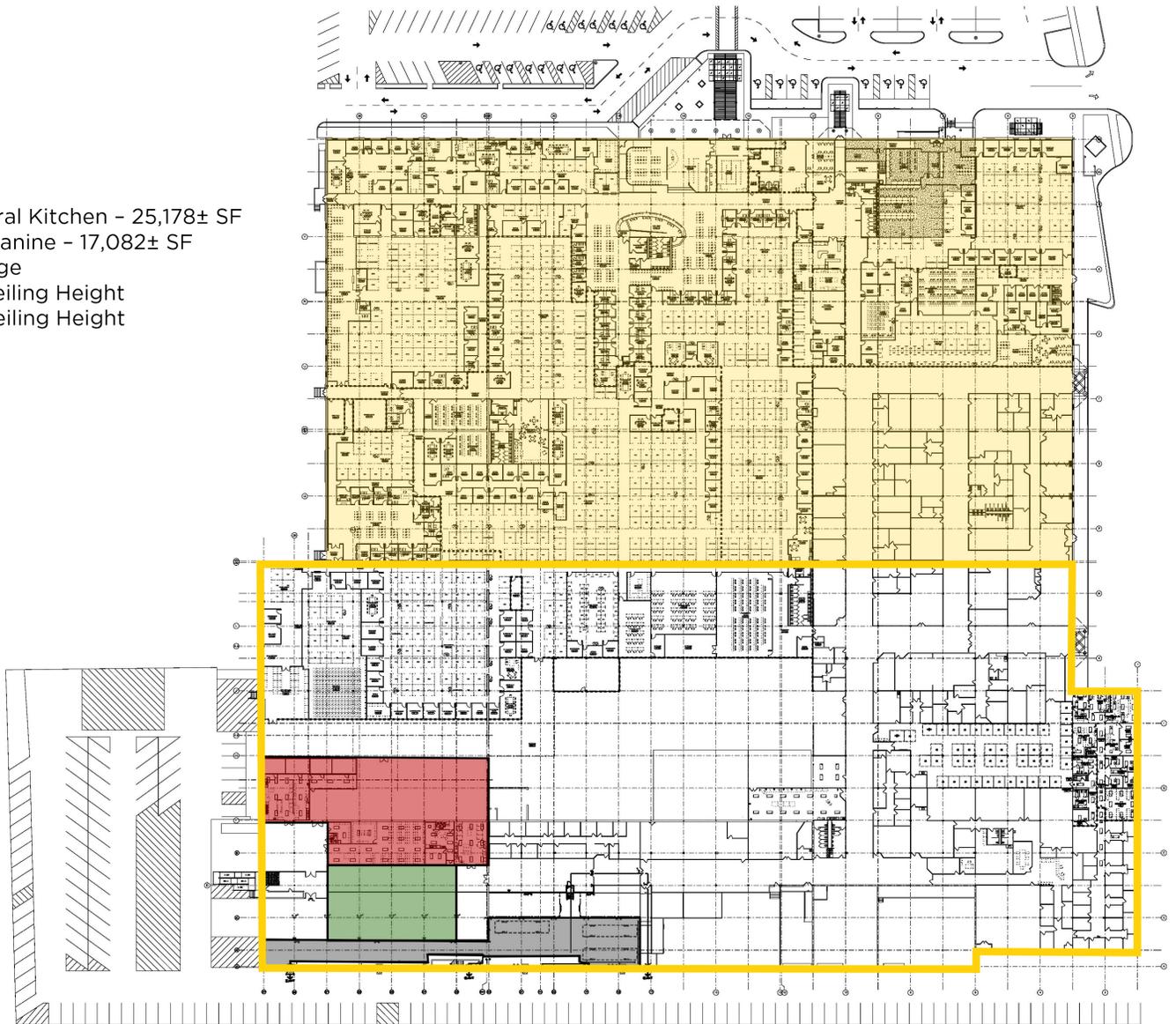
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## Floor Plan

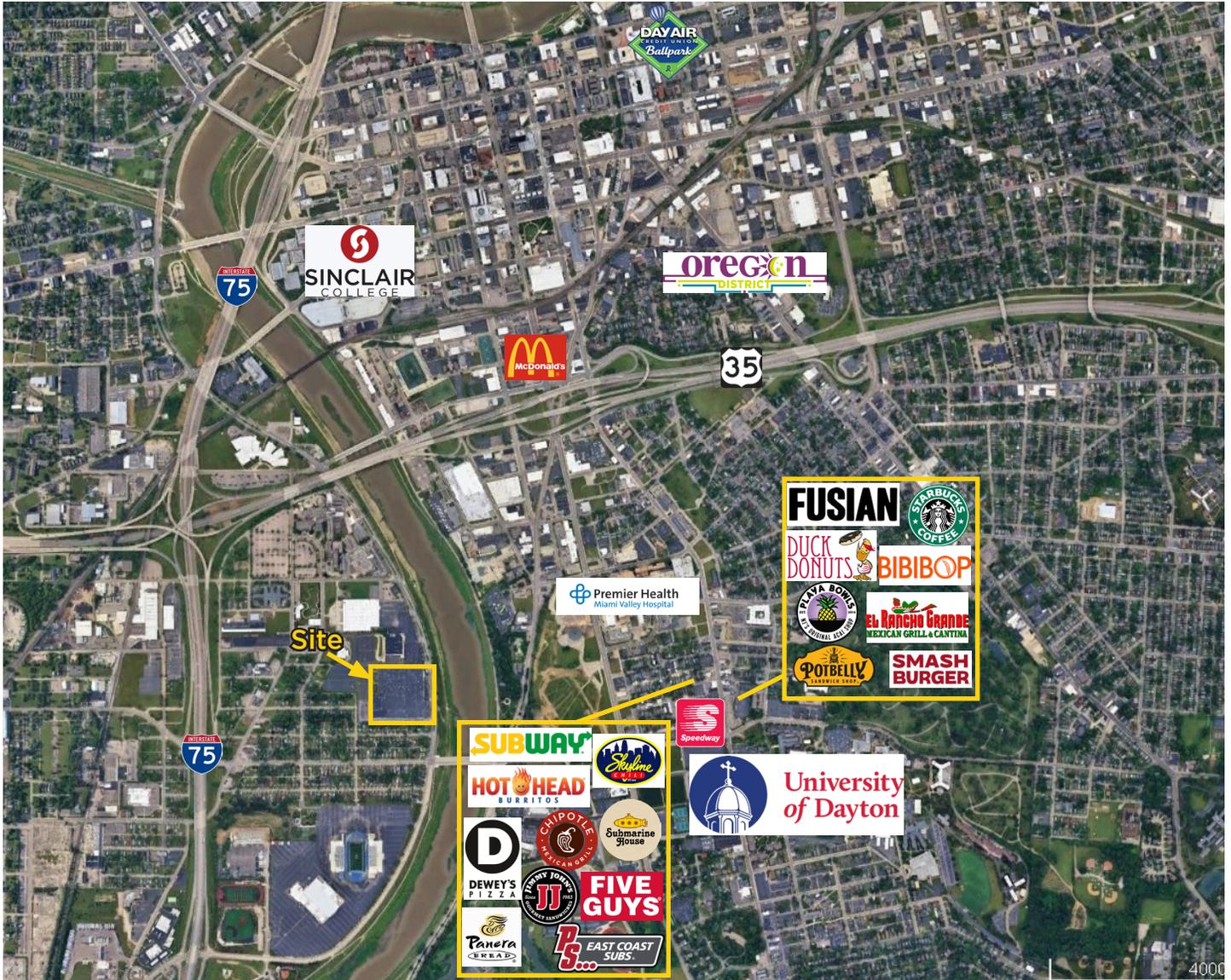
- Central Kitchen - 25,178± SF
- Mezzanine - 17,082± SF
- Garage
- 17' Ceiling Height
- 31' Ceiling Height



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## Aerial



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