



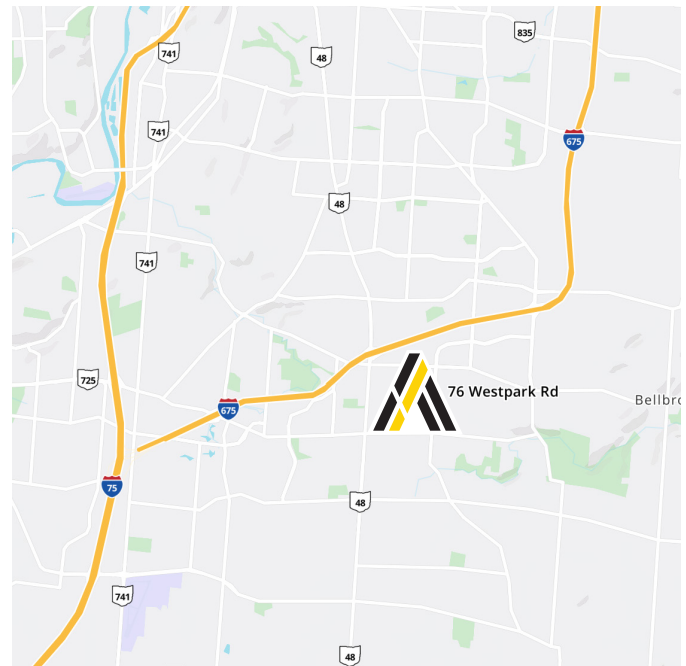
76 Westpark Road

Dayton, Ohio 45459

LEASE RATE:
\$7.95 PSF NNN

Property Highlights

- **4,000± SF Flex Facility:** Featuring a balanced mix of 2,000± SF office and 2,000± SF warehouse space.
- **Updated & Functional Office Layout:** Well-maintained office area featuring a large open workspace for cubicles, conference room, large meeting/training room, kitchenette, and two restrooms.
- **Efficient Warehouse Space:** With 12' clear ceiling height, providing functional space for storage, light distribution, or service-oriented operations.
- **Versatile Loading:** Equipped with one 10' x 8' recessed dock door and one 10' x 10' drive-in door, providing both dock-high and grade-level access.



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Demographics

	1 Mile	3 Mile	5 Mile
Total Population	8,385	60,781	149,243
Total Households	3,547	26,627	64,607

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Photos

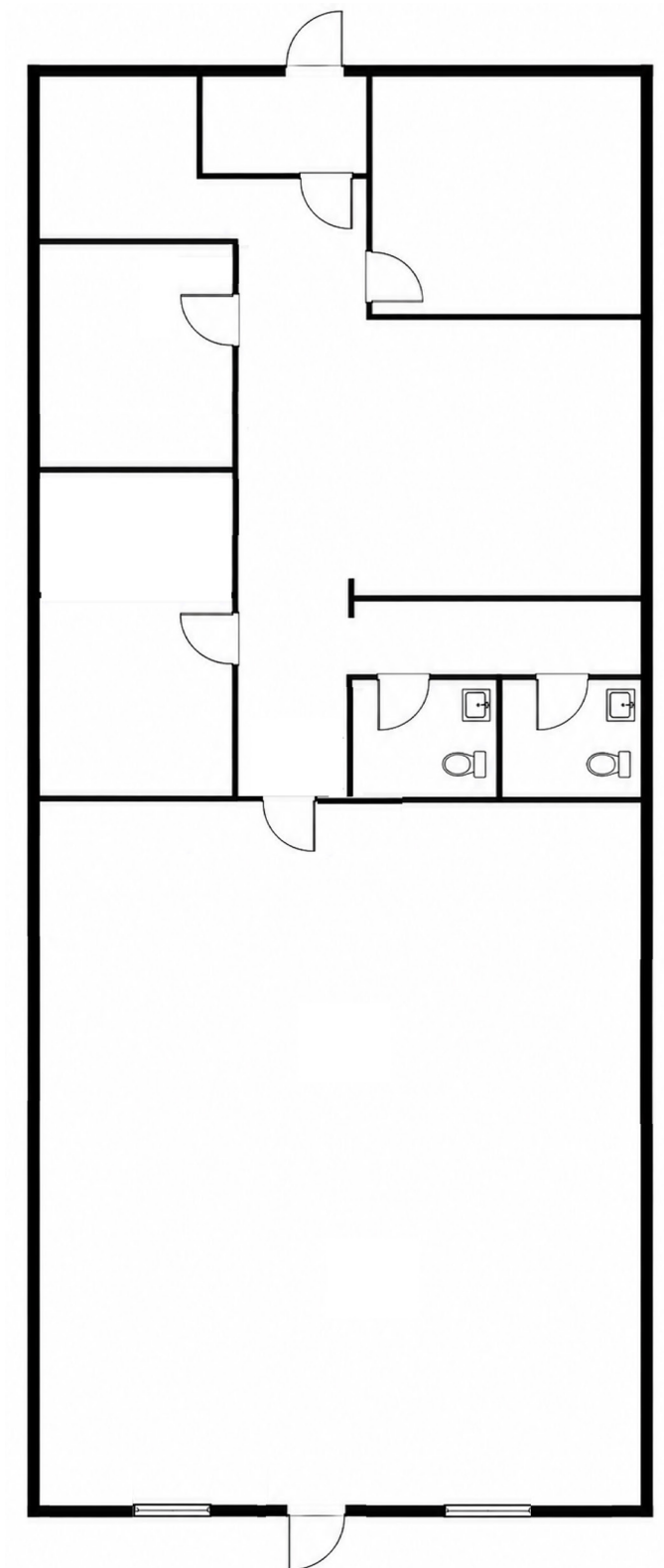


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Floor Plan



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Aerial



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