



FOR SALE

1240 STANLEY AVE.
DAYTON, OH 45404

Property Highlights

- 24,000 SF TOTAL SPACE = 20,500 SF INDUSTRIAL SPACE + 3,500 SF OFFICE SPACE
- CAN EASILY BE RECONFIGURED TO FIT YOUR NEEDS
- THIS 24,000 SF BRICK AND BLOCK CONSTRUCTION INDUSTRIAL BUILDING HAS AREAS FOR R&D, MANUFACTURING, PRODUCT DISTRIBUTION, AND OFFICES
- THE BUILDING CAN BE USED AS A SINGLE OR MULTI-TENANT BUILDING. IT FEATURES 3-PHASE ELECTRICAL, FENCED-IN OUTDOOR STORAGE AND/OR PARKING AREA, THREE (3) RESTROOMS, A WASH AREA, AND TWO FLOORS
- THE FIRST FLOOR HAS 10.8' CEILINGS AND THE LOWER LEVEL HAS 9.2' CEILINGS WITH A RAMP
- NEW RUBBER ROOF AND 100,000 BTU FURNACE INSTALLED IN 2008 AND AC IN 2009
- THE PROPERTY IS LOCATED IN THE HEART OF DAYTON'S INDUSTRIAL DISTRICT, AT STANLEY AVENUE AND HELENA STREET, WITHIN A HALF MILE OF I-75

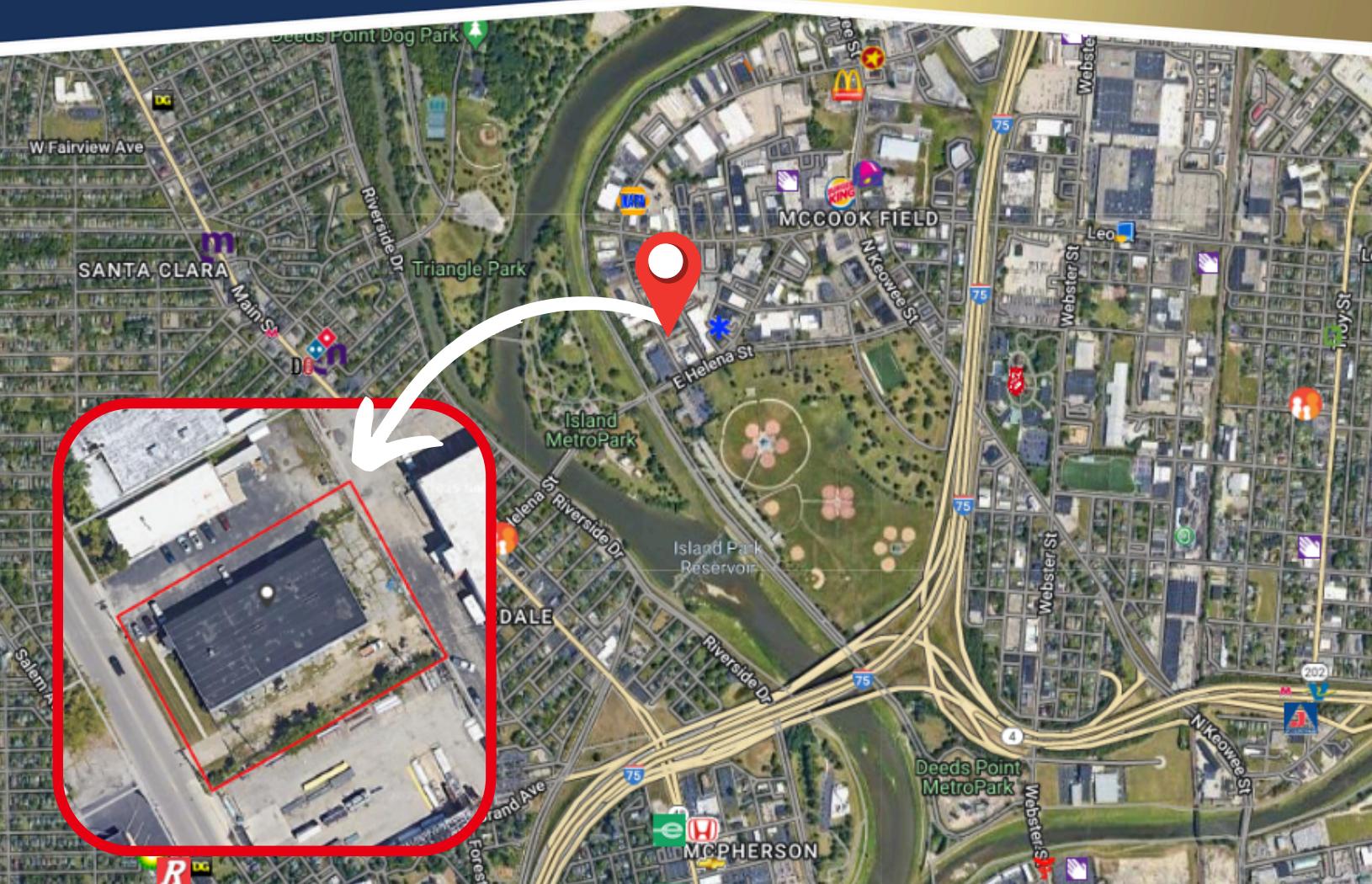
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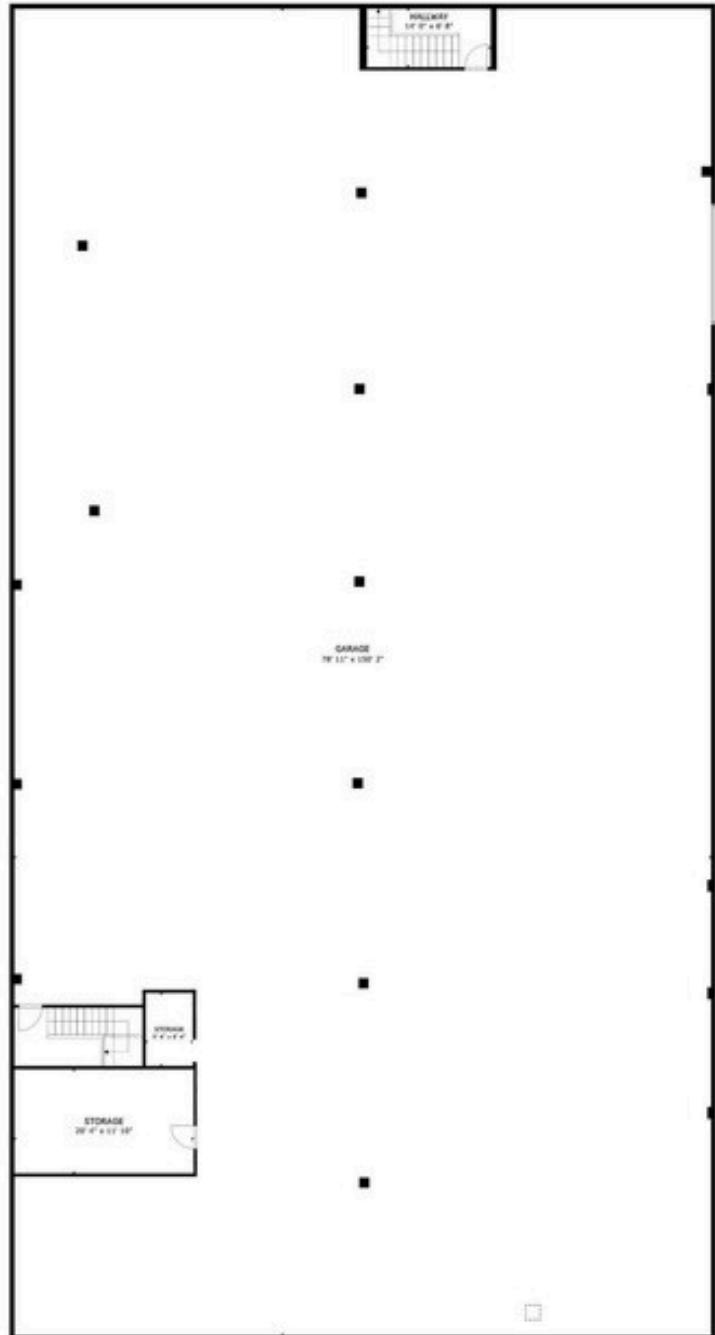


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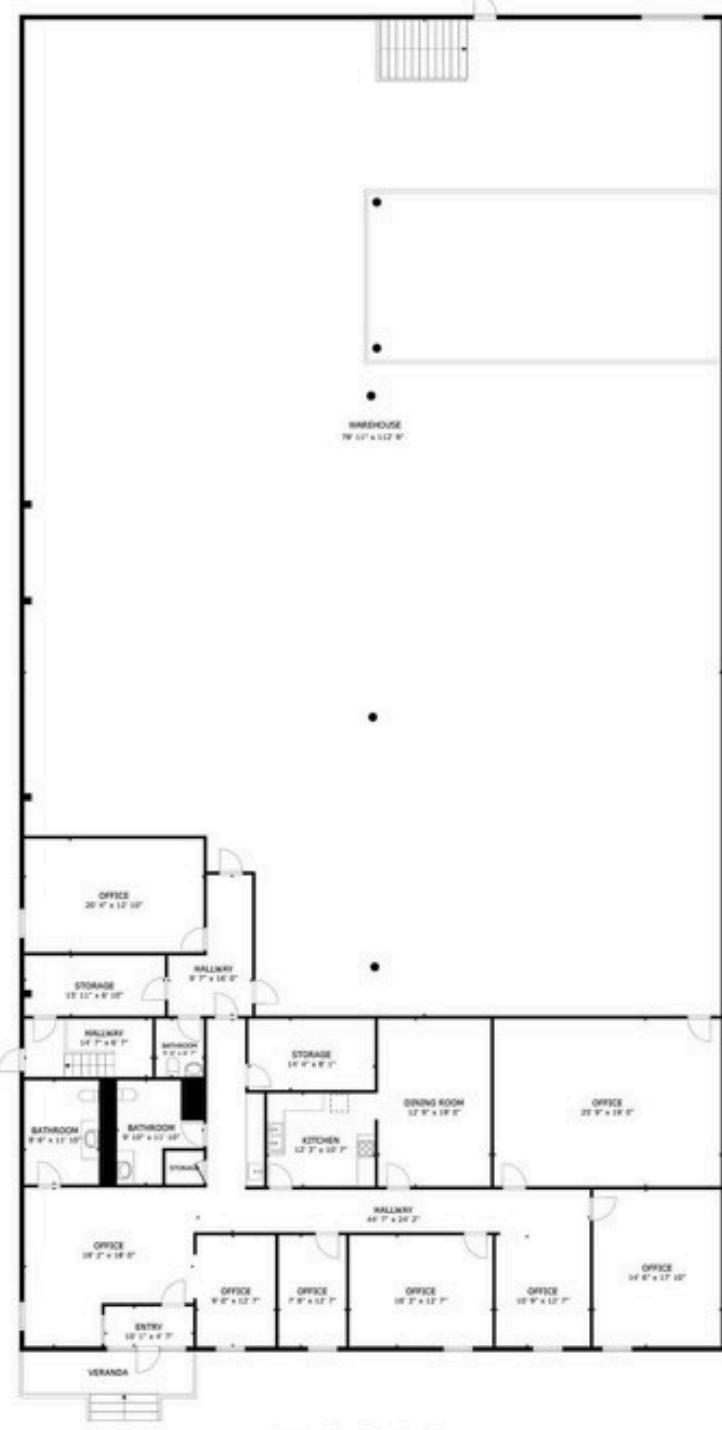
2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	47,286	215,585	518,690
HOUSEHOLDS	21,133	91,931	220,563
HH INCOME	\$37,300	\$57,886	\$75,829

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FLOOR 1



FLOOR 2

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