



FOR SALE

1240 STANLEY AVE.
DAYTON, OH 45404

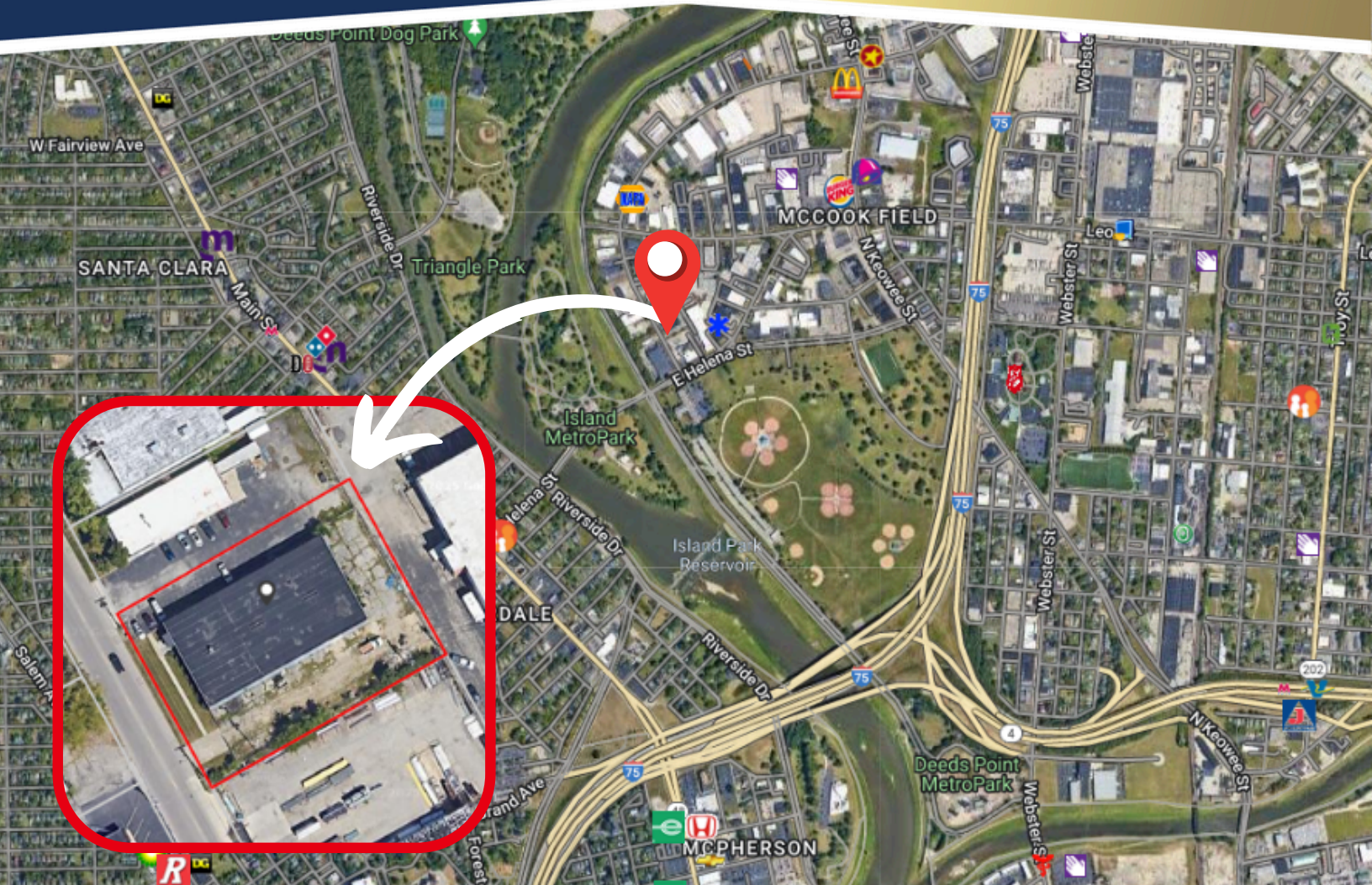
Property Highlights

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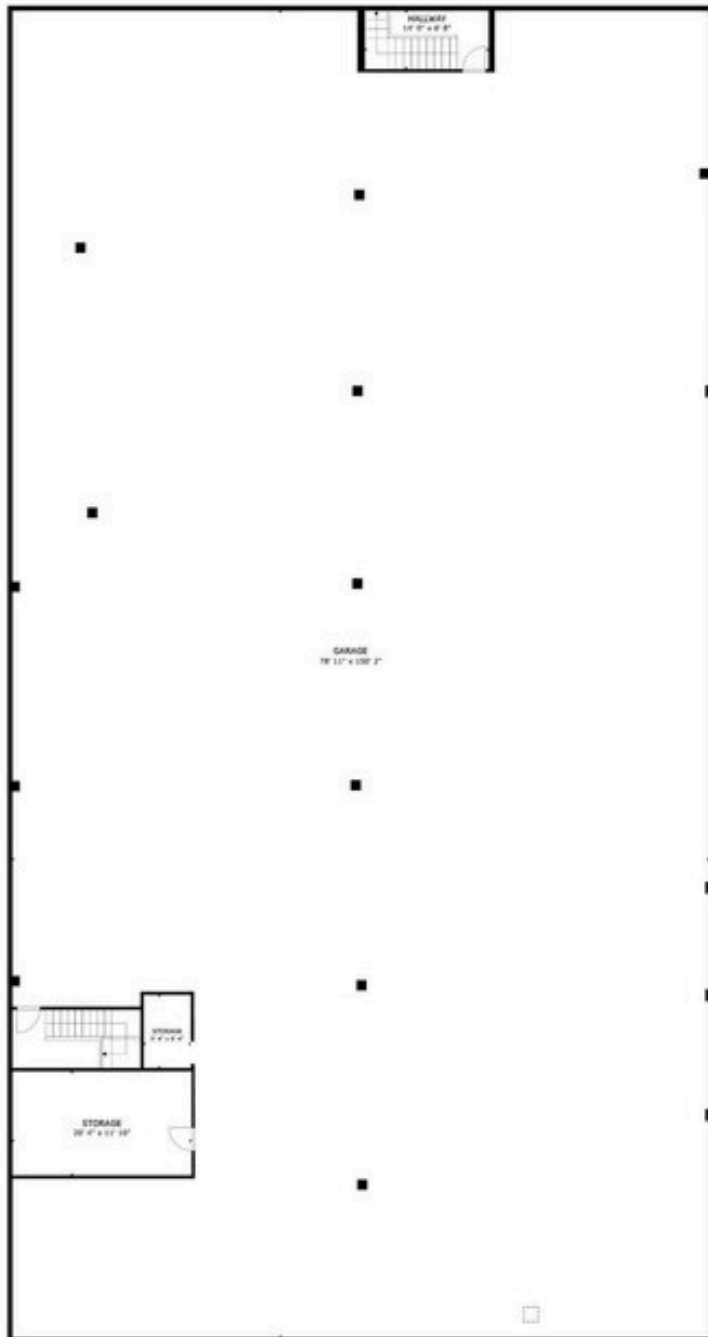
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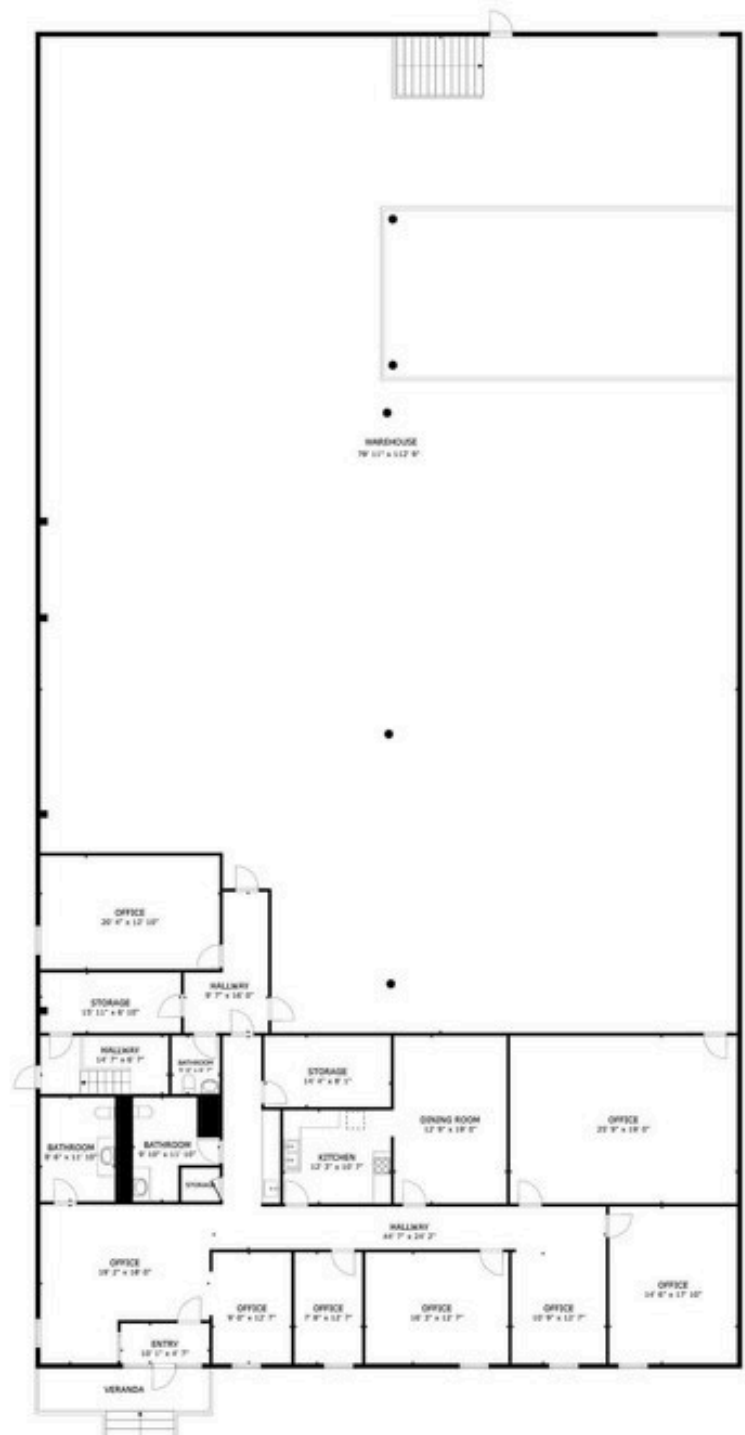
2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	47,286	215,585	518,690
HOUSEHOLDS	21,133	91,931	220,563
HH INCOME	\$37,300	\$57,886	\$75,829

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FLOOR 1



FLOOR 2

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.