

**FOR SALE** | 5482 WADSWORTH RD.  
DAYTON, OH 45414

## Property Highlights

**Unlock unparalleled potential** with this approximate 2.81-acre commercial property at 5482 Wadsworth Rd, Dayton, OH 45414, strategically located at the crossroads of America. Zoned OSI-2 (Office/Service/Institutional), this fully equipped site is ideal for businesses seeking a secure, versatile, and modern facility in Harrison Township.

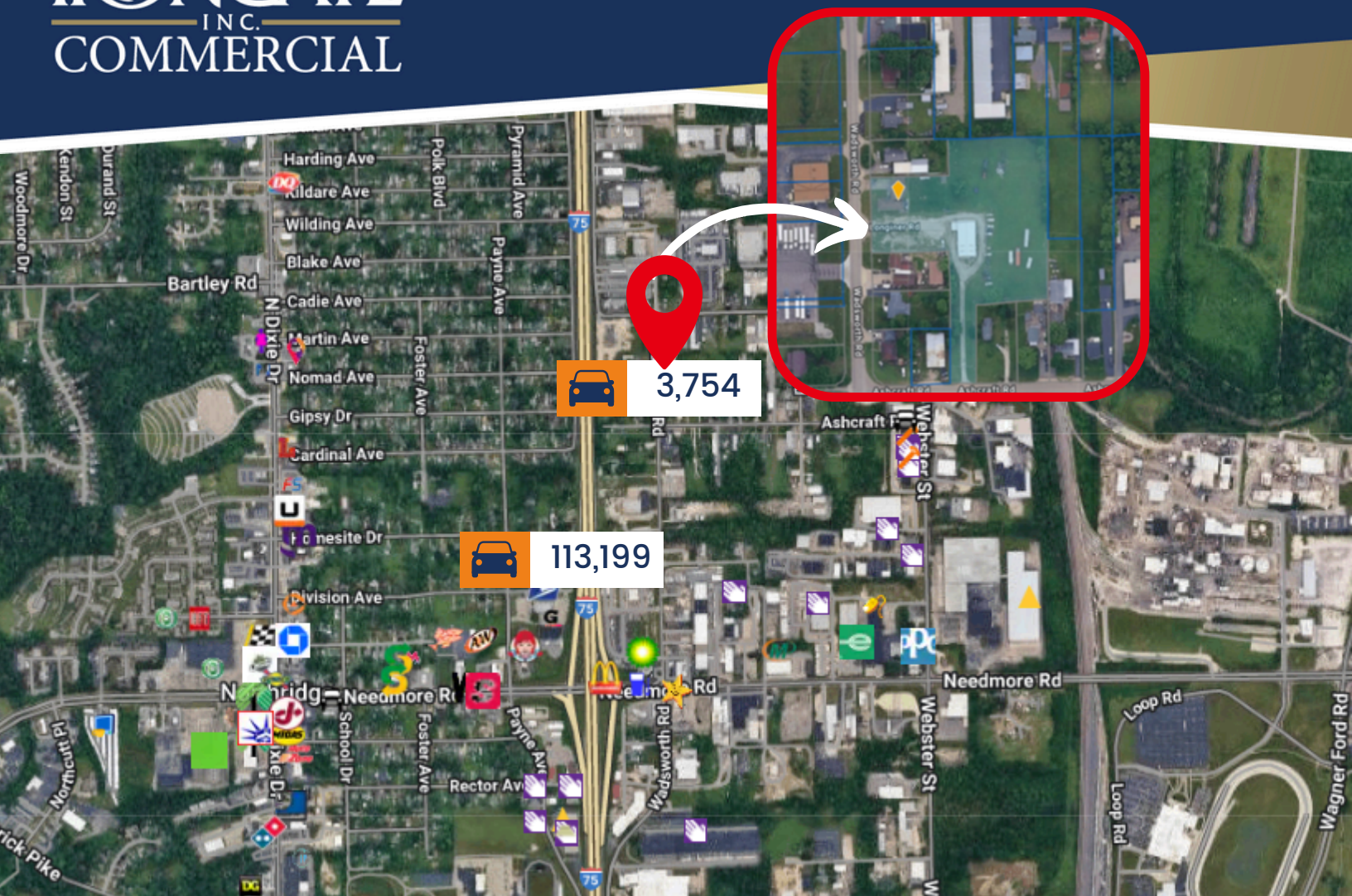
- **Prime Location:** Positioned at the intersection of I-70 and I-75, offering unmatched accessibility, with proximity to Dayton International Airport and local amenities.
- **Approximately 2.81 Acres:** Fully fenced with a 6' fence and two gated ingress/egress points for controlled access and operational efficiency.
- **Versatile Brick Ranch Building with Detached Garage:** Vacant and ready for conversion into offices, administrative space, or custom business use.
- **40x80 Steel Pole Barn:** Features skylights, a dedicated shop with a rotary lift, 60-gallon Black Diamond air compressor, and 17' overhead door with electric opener, plus on-site, security living quarters with a full kitchen, bathroom, and laundry.
- **Advanced Infrastructure:** Equipped with a night lighting system, security camera system, commercial gutter system, explosion-proof pit for drainage separation, propane heating system, and energy-efficient LED electrical lighting.
- **Business-Ready Amenities:** Includes a dedicated restroom in the shop and a battery-powered Crown forklift, enhancing operational capabilities.
- **No Income Tax:** Located in Harrison Township, a business-friendly area with no local income tax, maximizing your bottom line.
- **Turnkey:** This property combines ample land, secure facilities, and modern amenities, making it an ideal choice for automotive, service, office, or institutional businesses.

**Offered at: \$745,000**









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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	13,188	171,409	460,287
HOUSEHOLDS	5,866	73,474	194,203
HH INCOME	\$59,876	\$72,669	\$79,992

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