

FOR SALE - WILL DIVIDE
±400,000 SF / ±21 ACRES



600 ALBANY STREET

DAYTON, OH 45417



600 ALBANY STREET

PROPERTY HIGHLIGHTS

600 Albany Street consists of 2 buildings totalling over 400,000 SF on 21 Acres and is located directly on Interstate 75 with full visibility.

- **Main Building:** ±336,000 SF Total
±200,000 SF First Floor
±6.3 Acres
Price = \$2,700,000
- **Front Building:** ±70,000 SF (2 Stories)
±7.5 Acres
Price = \$1,400,000
- **Land Parcel:** ±8.0 Acres
All utilities
Price = \$875,000
- **Zoning**
 - » I-2 ±16 Acres
 - » MR-5 ±5 Acres
- Highly visible location directly on I-75
- Traffic Counts = 100,000 vehicles per day
- Potential partial leaseback

TOTAL PRICE FOR ALL: \$4,975,000





LAND PARCEL
±8.0 ACRES

MAIN BLDG
±336,000 SF
±6.3 ACRES

FRONT BLDG
±70,000 SF
7.5 ACRES

W STEWART STREET

CAMPBELL STREET

HOMESTEAD AVE

ALBANY STREET





600 ALBANY STREET

MAIN BUILDING

Building Size:	336,000 SF	Clear Height:	±12'
Space Available:	336,000 SF	Loading:	5 Docks; 1 DI
First Floor SF:	177,000 SF	Lower Level SF	21,000 SF
Office Area:	103,000 SF (1st)	Floor:	Concrete
Site Area:	±6.3 Acres	Sprinklers:	Wet System
Year Built:	1923, 1997	Parking:	±100 Auto
Misc:	Dual feed power		
SALE PRICE:	\$2,700,000 (\$8.03/sf)		

FRONT BUILDING

Building Size:	70,000 SF	Clear Height:	±12'
Space Available:	70,000 SF	Loading:	1 Dock; 2 DI
Office Area:	±35,000 SF	Floor:	Concrete
Site Area:	7.5 Acres	Sprinklers:	Wet System
Year Built:	1947/1997	Parking:	±300 Auto
SALE PRICE	\$1,400,000 (\$20/sf)		

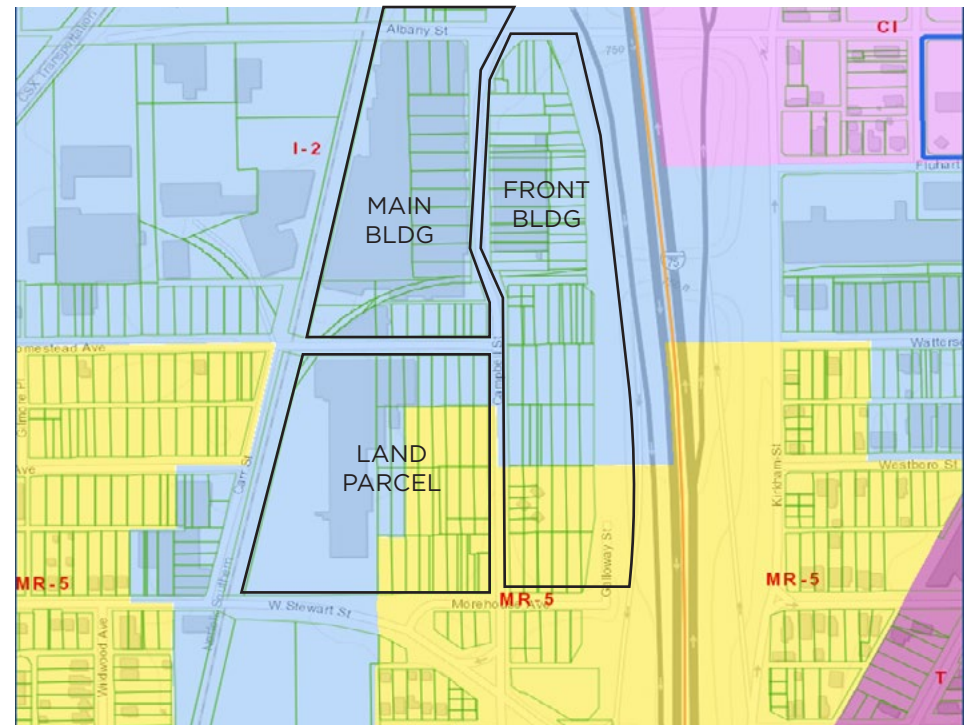


LAND PARCEL

Land Size:	±7.9 Acres
Potential Bldg:	100,000 SF
Storage Size:	10-20 Trailers
Utilities:	At site
Zoning:	I-2 and MR-5
SALE PRICE:	\$875,000 (\$110,760/acre)

ZONING DESCRIPTIONS

- I-2 :** The General Industrial (I-2) District accommodates heavy industrial activities that may include very large structures, extensive exterior storage, exterior mechanical operations, or heavy truck or equipment operations.
- MR-5:** The Mature Single-Family District (MR-5) is to promote, preserve and protect neighborhoods with traditional urban character. Mature areas are the oldest, close-to-downtown residential areas in the city.



A DRIVING WORKFORCE

600 Albany Street is located just southwest of the CBD corridor. This area has a strong transportation presence with high visibility to I-75.



82,946
POPULATION
Within 3 Miles



33,364
TOTAL BUSINESSES
Within 3 Miles



67,101
LABOR POP.
Within 3 Miles



\$70,013
AVG. HH INCOME
Within 3 Miles

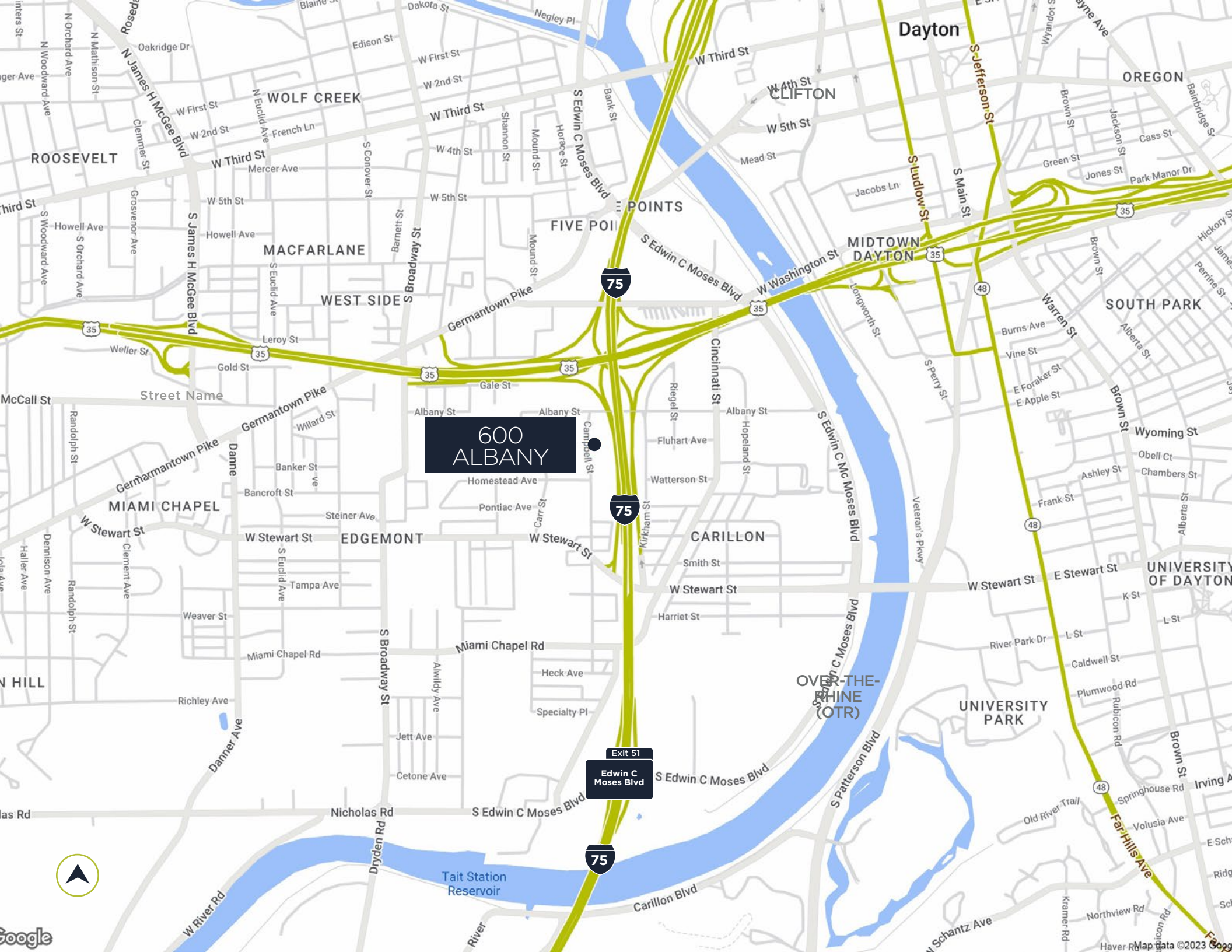
209,751
POPULATION
Within 5 Miles

91,069
TOTAL BUSINESSES
Within 5 Miles

168,817
LABOR POP.
Within 5 Miles

\$71,325
AVG. HH INCOME
Within 5 Miles





600
ALBANY

Exit 51
Edwin C
Moses Blvd

75

Dayton

OREGON

CLIFTON

FIVE POINTS

MIDTOWN
DAYTON

SOUTH PARK

UNIVERSITY
OF DAYTON

OVER-THE-
RHINE
(OTR)

UNIVERSITY
PARK



CONTACT INFORMATION

TOM MCCORMICK

MANAGING DIRECTOR

tom.mccormick@cushwake.com

+1 513 763 3025

SEATTLE STEIN

SENIOR ASSOCIATE

seattle.stein@cushwake.com

+1 513 763 3027

