

1019-1025 S Brown School Rd

Vandalia, OH 45377

- + 10,000 SF available across two properties; 0.93 Acres total
- + Asking Price: \$1,500,000
- + Less than 2 miles from Dayton International Airport, ideal for aviation, logistics, and defense users
- + Modern industrial facilities constructed in 1994 and 2015 with minimal capital expenditure requirements
- + Located in Vandalia's strong industrial market, characterized by low vacancy and sustained tenant demand
- + Excellent regional connectivity with convenient access to both I-75 and I-70
- + Strategic location within the Dayton region, offering efficient access to major Midwest markets



Contact Us

Patrick Hewitt

Vice President

+1 937 641 0419

patrick.hewitt@cbre.com

Nick Greiwe

Vice President

+1 513 369 1372

nick.greiwe@cbre.com

1019-1025 S Brown School Rd
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For Sale

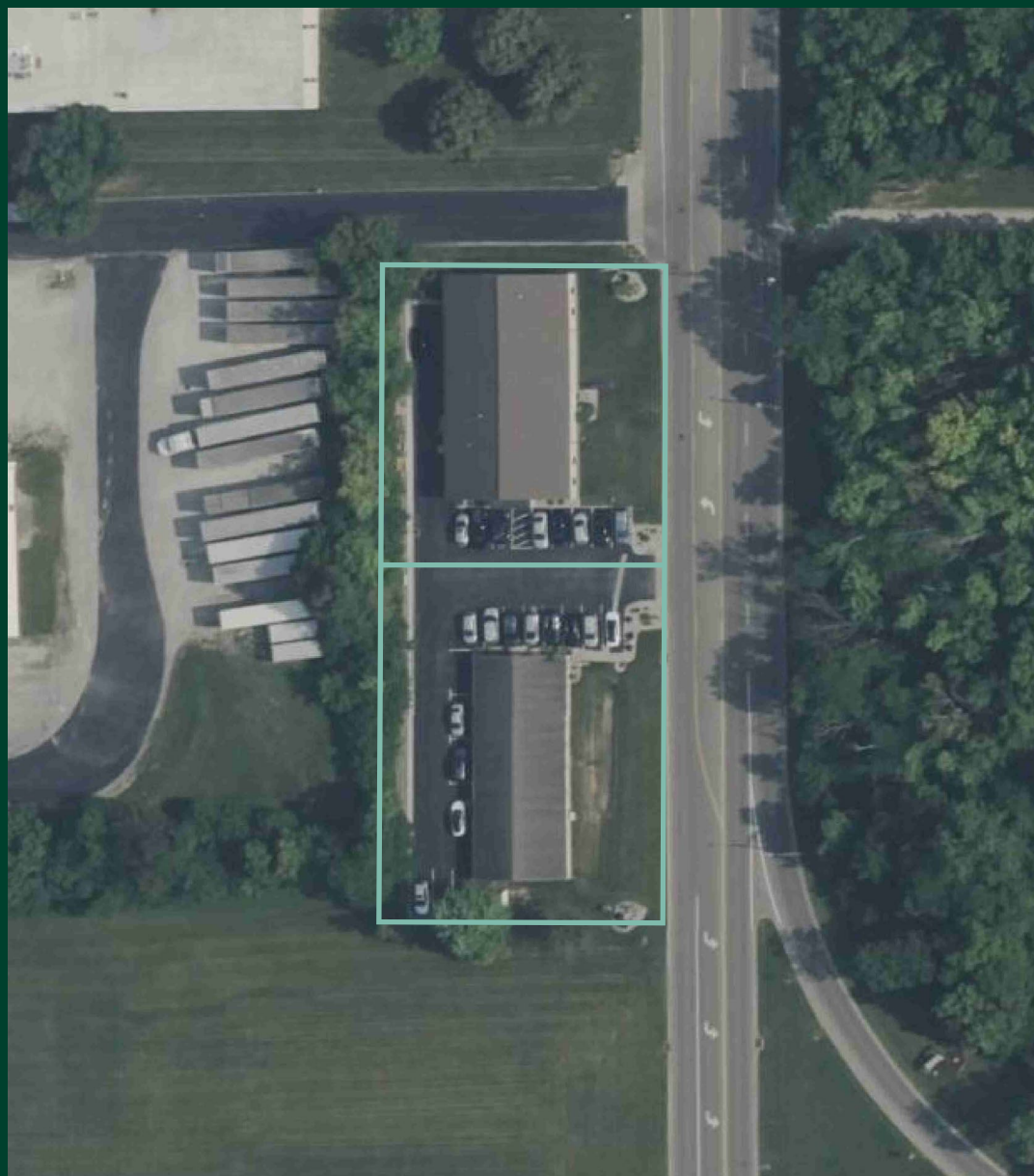
Property Overview

1019 S Brown School Rd

Gross SF	5,600 SF
Office SF	+/-1,250 SF
Clear Height	11'-20'
Year Built	2015
Land Area	.377 Acres
Power	400 Amp
Upgrades	Air-Conditioned Warehouse Warehouse Roll Up Door

1025 S Brown School Rd

Gross SF	4,400 SF
Year Built	1994
Land Area	.556 Acres
Upgrades	Class A Finishes



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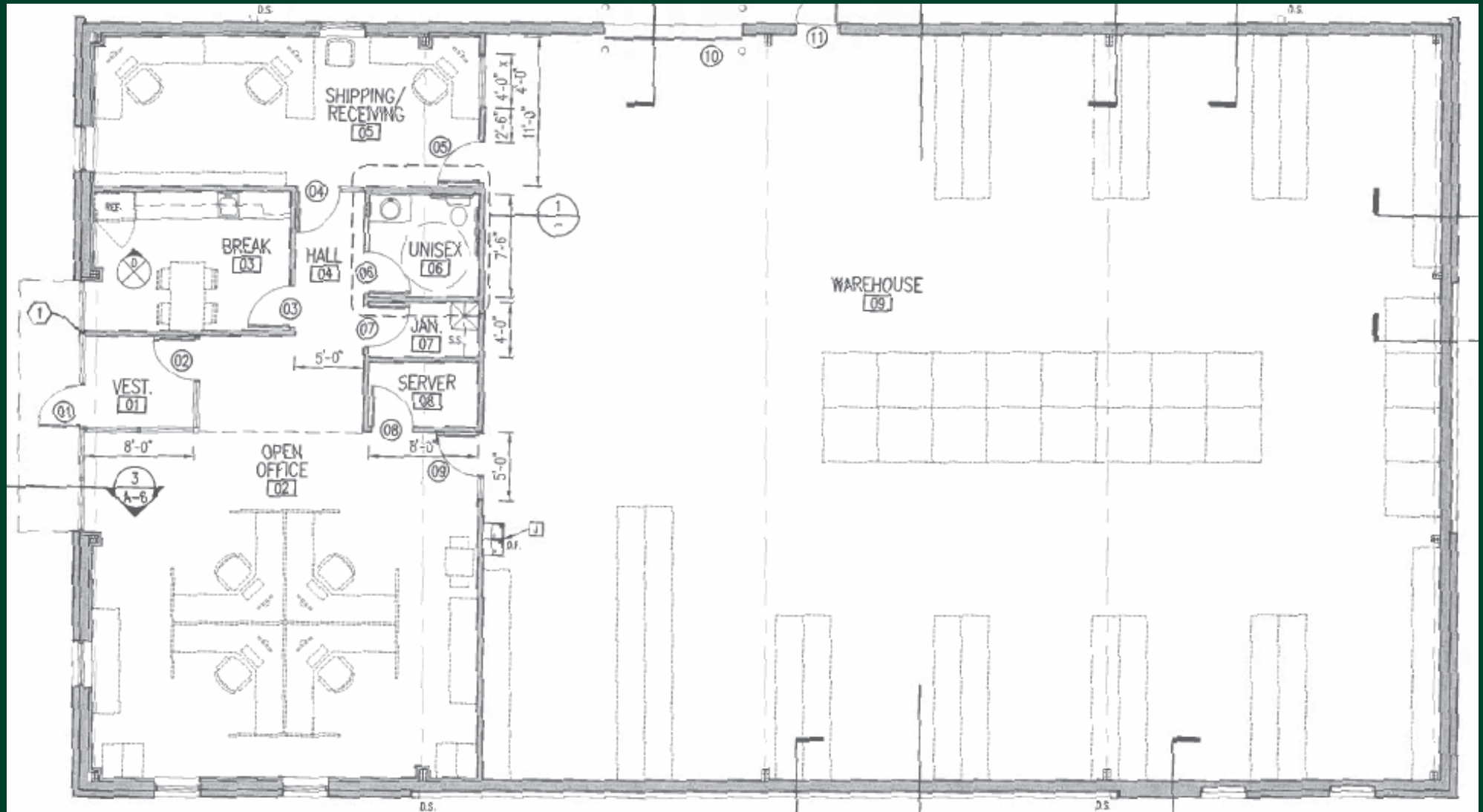
Property Photos



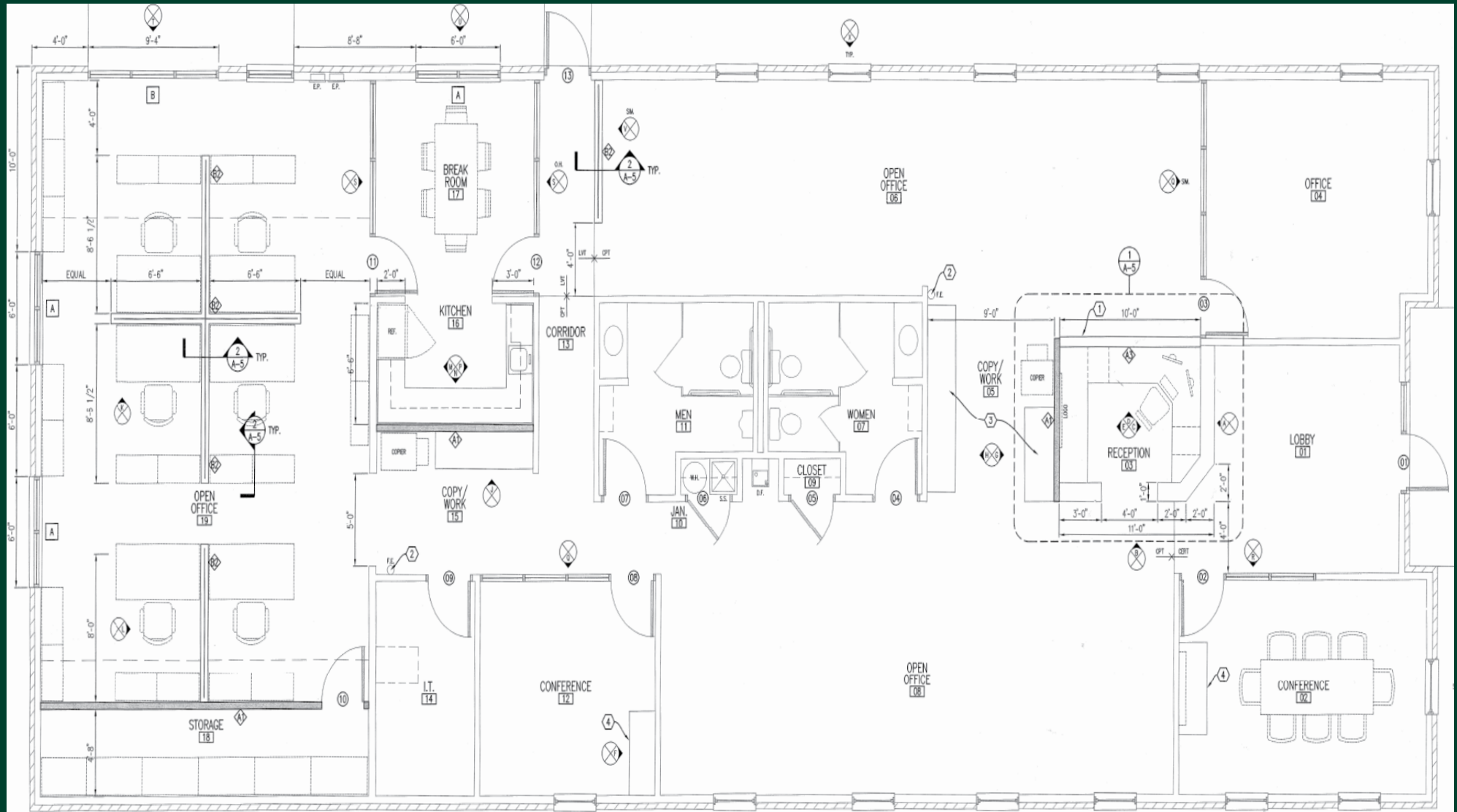
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1019 - Floor Plan



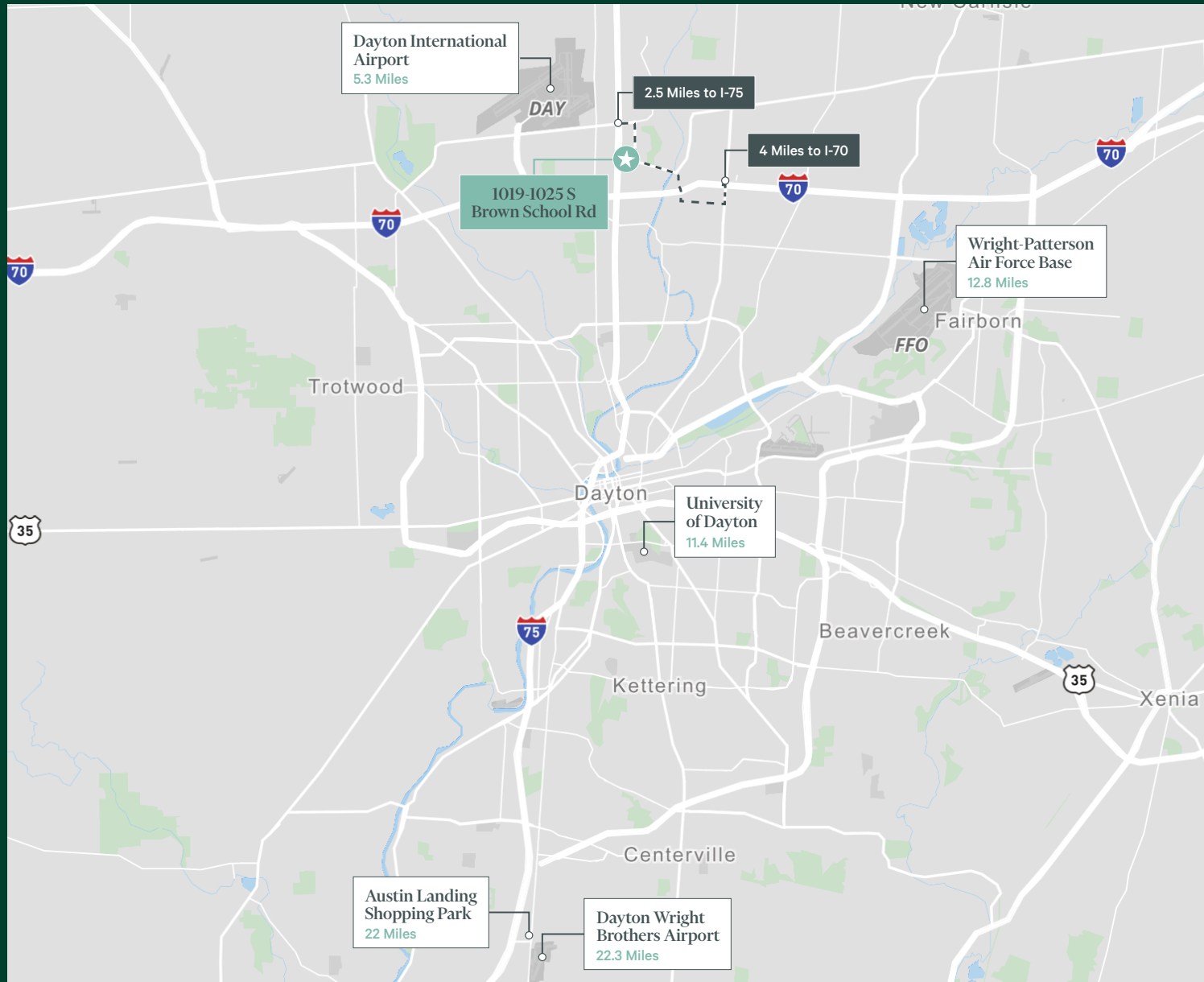
1025 - Floor Plan



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Market Overview



Dayton, OH

10 Miles

Cincinnati, OH

62 Miles

Columbus, OH

66 Miles

Indianapolis, IN

113 Miles

Lexington, KY

144 Miles

Louisville, KY

161 Miles

Detroit, MI

203 Miles

Cleveland, OH

206 Miles

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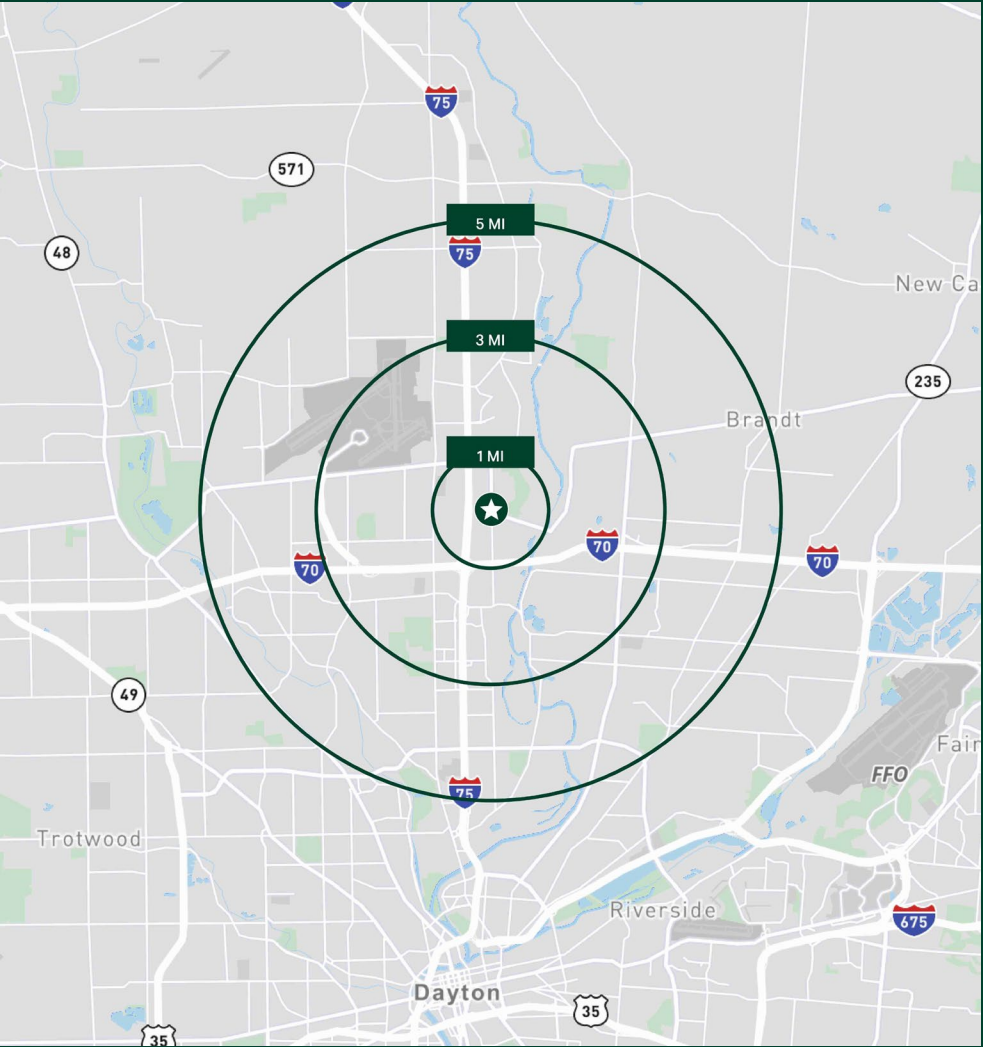
Market Insights

2025 Demographics	1 Mile	3 Miles	5 Miles
Population	4,239	31,168	85,552
Daytime Population	4,598	39,982	86,540
Median Age	45.0	42.7	41.1
Households	1,873	13,460	35,636
Median Household Income	\$87,852	\$84,447	\$81,273

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Vice President
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