



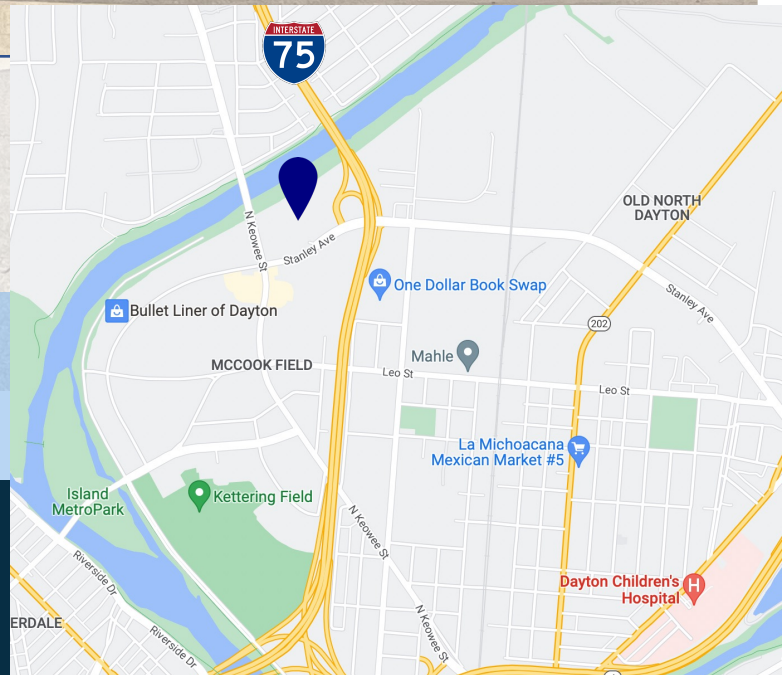
1569 STANLEY AVE.
DAYTON, OH 45404

10,000 +/- SF INDUSTRIAL SPACE

1,500 SF +/- OFFICE

8,500 SF +/- OPEN BAY

CAN EASILY BE RECONFIGURED TO YOUR NEEDS



SUMMARY

MOVE-IN READY SPACE WITH +/-10,000 SF INDUSTRIAL. LOCATED WITHIN ½ MILE FROM I-75 AND A FEW MINUTES FROM DOWNTOWN DAYTON. 1,500 SF +/- OFFICE SPACE WITH PRIVATE OFFICE AND OPEN SHARED SPACE AND ADA RESTROOM. 8,500 SF +/- OF OPEN BAY 12' AFF CEILING HEIGHT WITH ONE ON GRADE OVERHEAD DOOR, ONE TOW MOTOR DOOR AND ONE DOUBLE ENTRY DOOR.

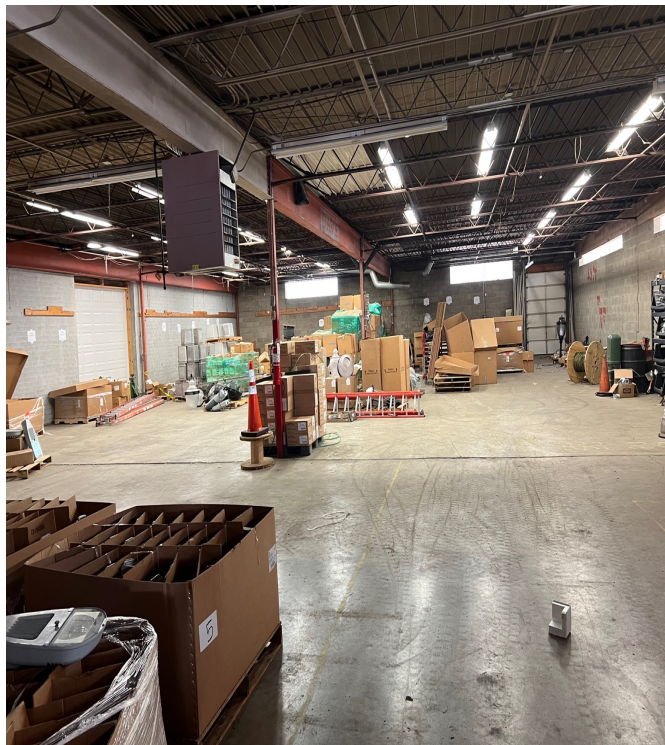
PROPERTY HIGHLIGHTS

-  **12' CEILING HEIGHT**
-  **LARGE OUTDOOR PARKING/
SECURED REAR YARD/LOT FOR
PARKING AND STORAGE**
-  **½ MILE TO ACCESS INTERSTATE 75**
-  **5 MINUTES TO ACCESS ST ROUTE
35**



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