



FOR SALE

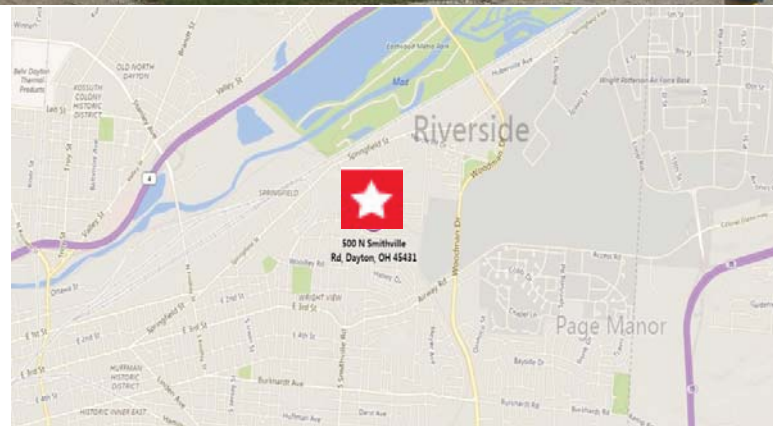
500 North Smithville Road  
Dayton, Ohio



## 54,000 SF Office/Manufacturing Space

### Property Highlights

- 54,000 SF Total
- 52,000 SF Manufacturing
- 2,000 SF Office
- Brick/Block/Metal Construction
- New Roof
- Heavy Power 480 volt and 240 volt including electrical buss ducts
- Four (4) restrooms
- Two (2) Drive in Doors
- Three (3) Docks
- 12' - 20' Clear Ceiling Height
- 5-Ton Cranes
- Situated on 3.90 Acres



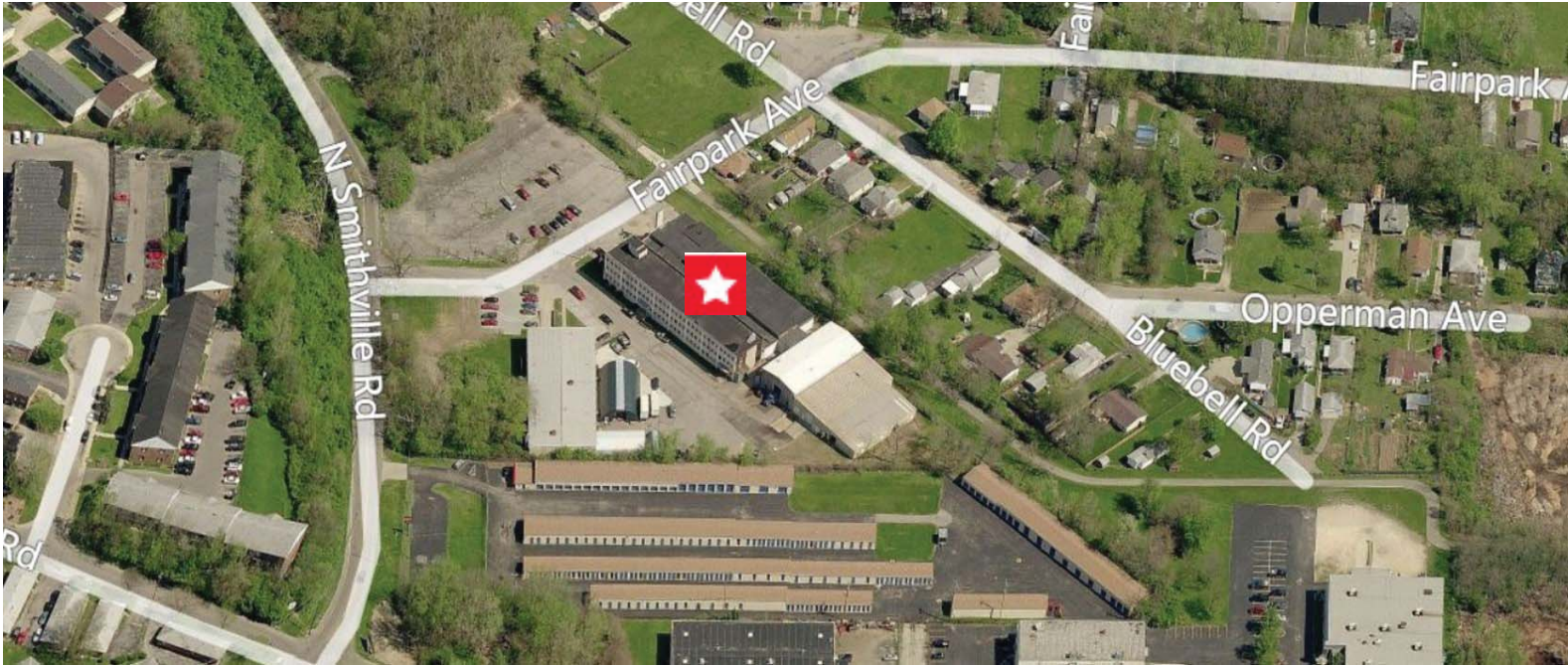
**Dave Tobeson, SIOR**  
Senior Vice President  
+1 937 424 2440  
dave.tobeson@cushwake.com

3033 Kettering Blvd., Suite 111  
Dayton, Ohio 45439  
tel +1 937 222 7884  
fax +1 937 228 4909  
**cushmanwakefield.com**



FOR SALE

500 North Smithville Road  
Dayton, Ohio



**Dave Tobeson, SIOR**  
Senior Vice President  
+1 937 424 2440  
[dave.tobeson@cushwake.com](mailto:dave.tobeson@cushwake.com)

3033 Kettering Blvd., Suite 111  
Dayton, Ohio 45439  
tel +1 937 222 7884  
fax +1 937 228 4909  
**[cushmanwakefield.com](http://cushmanwakefield.com)**