



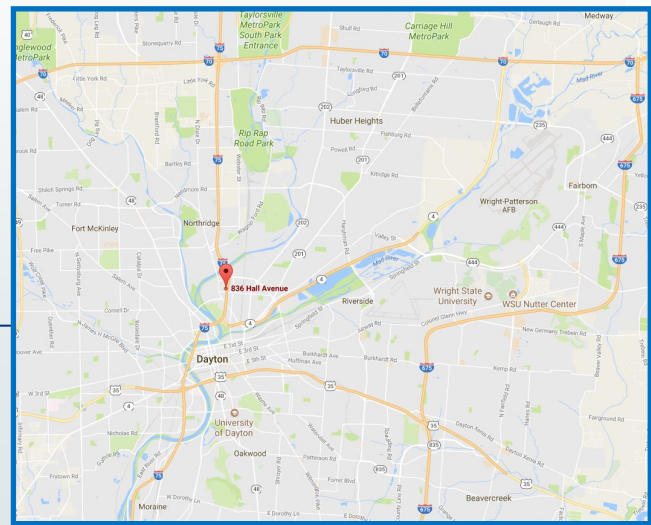
836 Hall Avenue / Industrial Building

Dayton, Ohio 45404

- 6,820 SF Industrial Building
- 3,410 SF available with separate building and address
- Interstate –75 Freeway Frontage
- Located off of Stanley Avenue Exit 56
- .50 acres built in 1965 – Montgomery County
- 600a/240v 3p; 18’ ceilings and loading dock
- Heating– gas, water/sewer- city
- Over 107,000 cars per day on I-75
- 12 minutes from Dayton International Airport
- For Lease- \$1,295 per month + utilities

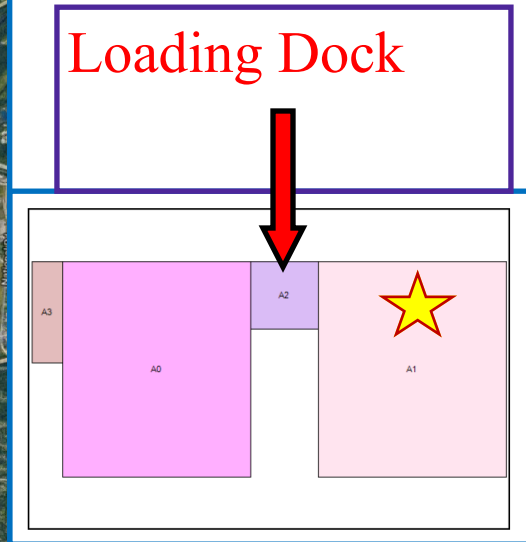
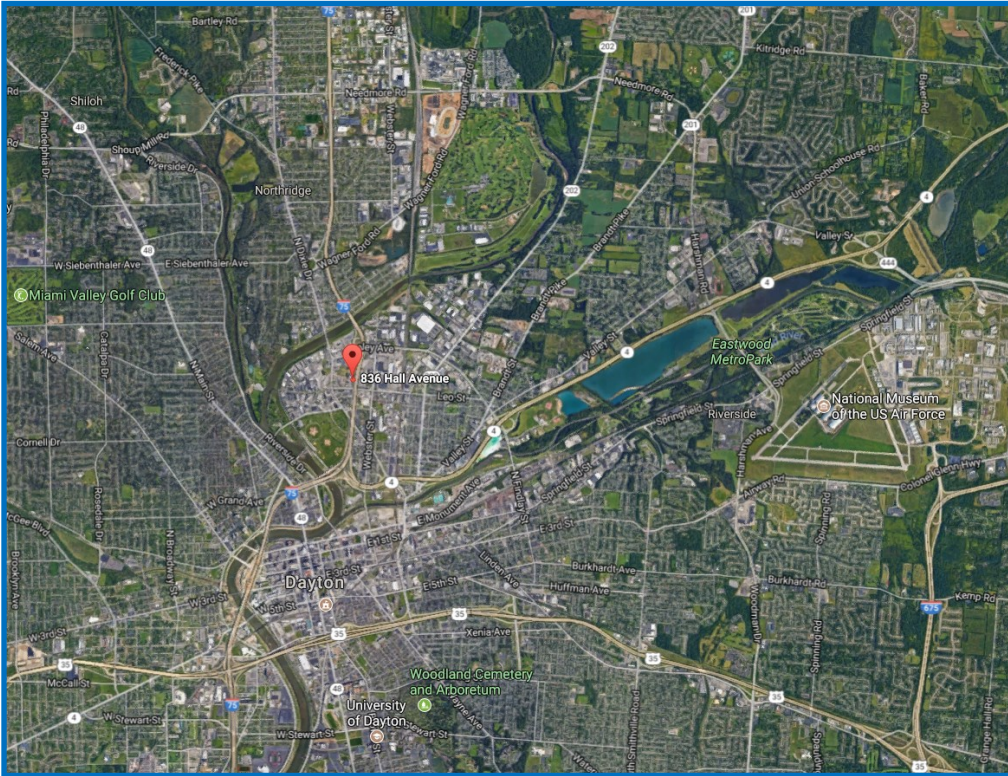


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Demographics	1 mi.	3 mi.	5 mi.
Population	6,220	83,187	208,484
Avg. HH Income	\$34,833	\$36,141	\$44,579
Daytime Population	10,511	96,706	147,366