



535 E DIXIE HIGHWAY

DAYTON, OH 45449

AVAILABLE FOR SALE OR LEASE

© 2026 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

Roddy MacEachen, SIOR
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner, SIOR
(812) 890-1768
Jared@SqFtCommercial.com

Matt Schutte
(859) 414-9169
Matt@SqFtCommercial.com

Sarah Kern
(513) 426-4864
Sarah@SqFtCommercial.com

Amy Castaneda
(503) 310-9768
Amy@SqFtCommercial.com

535 E DIXIE HIGHWAY

DAYTON, OH 45449



PROPERTY HIGHLIGHTS



8,636 SqFt

- Located in West Carrollton minutes to I-75
- [Zoning: B2](#)
- Available for immediate occupancy
- Suite sizes from 1,000+ SqFt
- Three (3) drive-in doors
- Small fenced parking / outdoor storage area
- Sale Price: \$595,000 (\$69/SqFt)
- Lease Rate: Negotiable



CLICK HERE FOR AERIAL VIDEO

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



PROPERTY DETAILS

Total SqFt:	8,636
Warehouse SqFt:	7,136
Office SqFt:	1,500
Acreage:	0.59 acres
Clear Height:	11'-15"
Year Built:	1928+
Type Construction:	Block, masonry, steel, and wood
Lighting:	TBD
Column Spacing:	Varies
Dock door:	None
Drive-in door:	Three (3); 10'x10', 12'x12', and 8'x10'
Sprinkler:	None
Electrical Service:	240-volt, 3-phase, 400-amps with various sub panels throughout
Heat:	Natural gas
Roof:	Rubber
Parking Lot:	Fourteen (14) spaces
Restrooms:	Two (2)

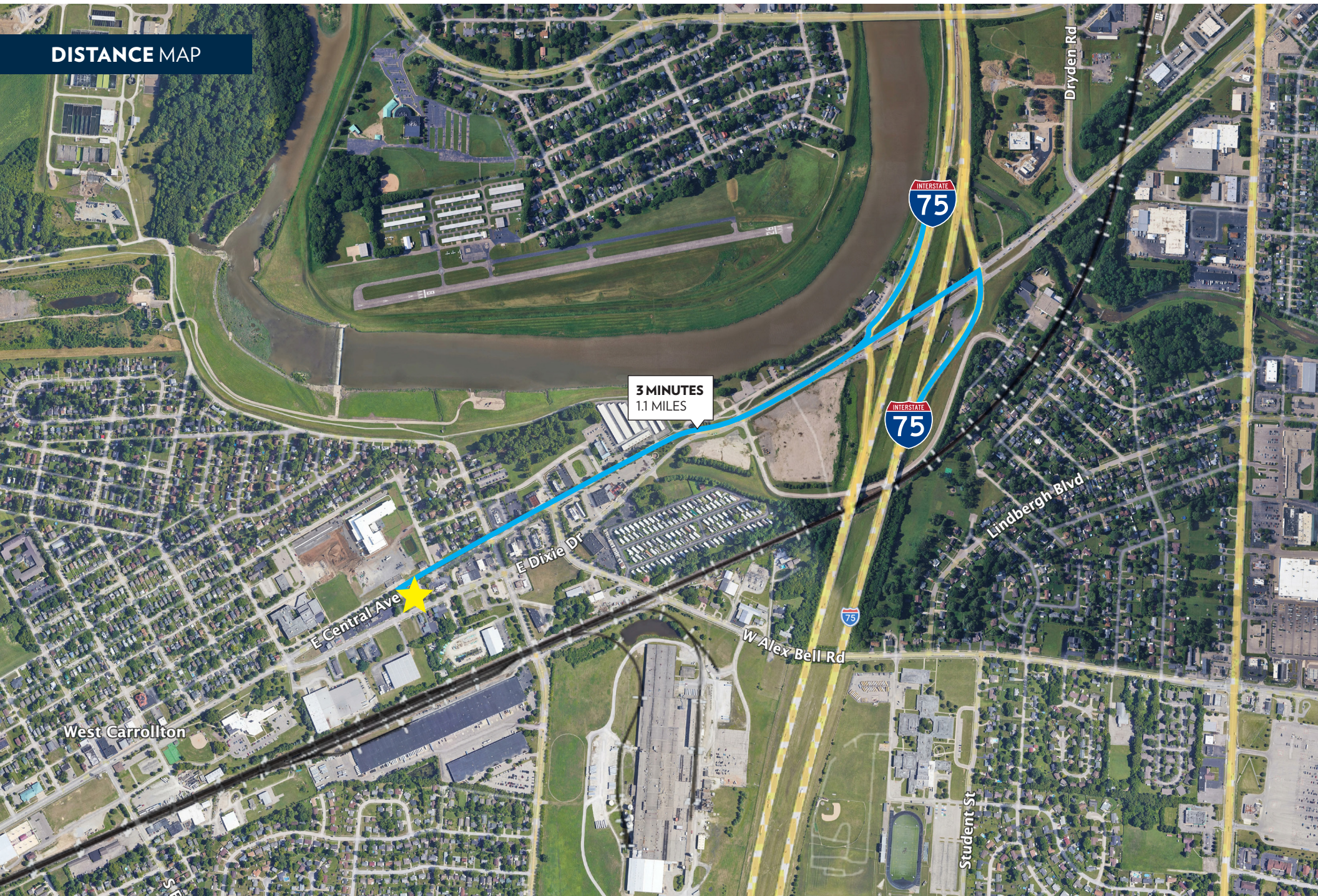
535 E DIXIE HIGHWAY

DAYTON, OH 45449

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



DISTANCE MAP



535 E DIXIE HIGHWAY

DAYTON, OH 45449

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



PARCEL OUTLINE

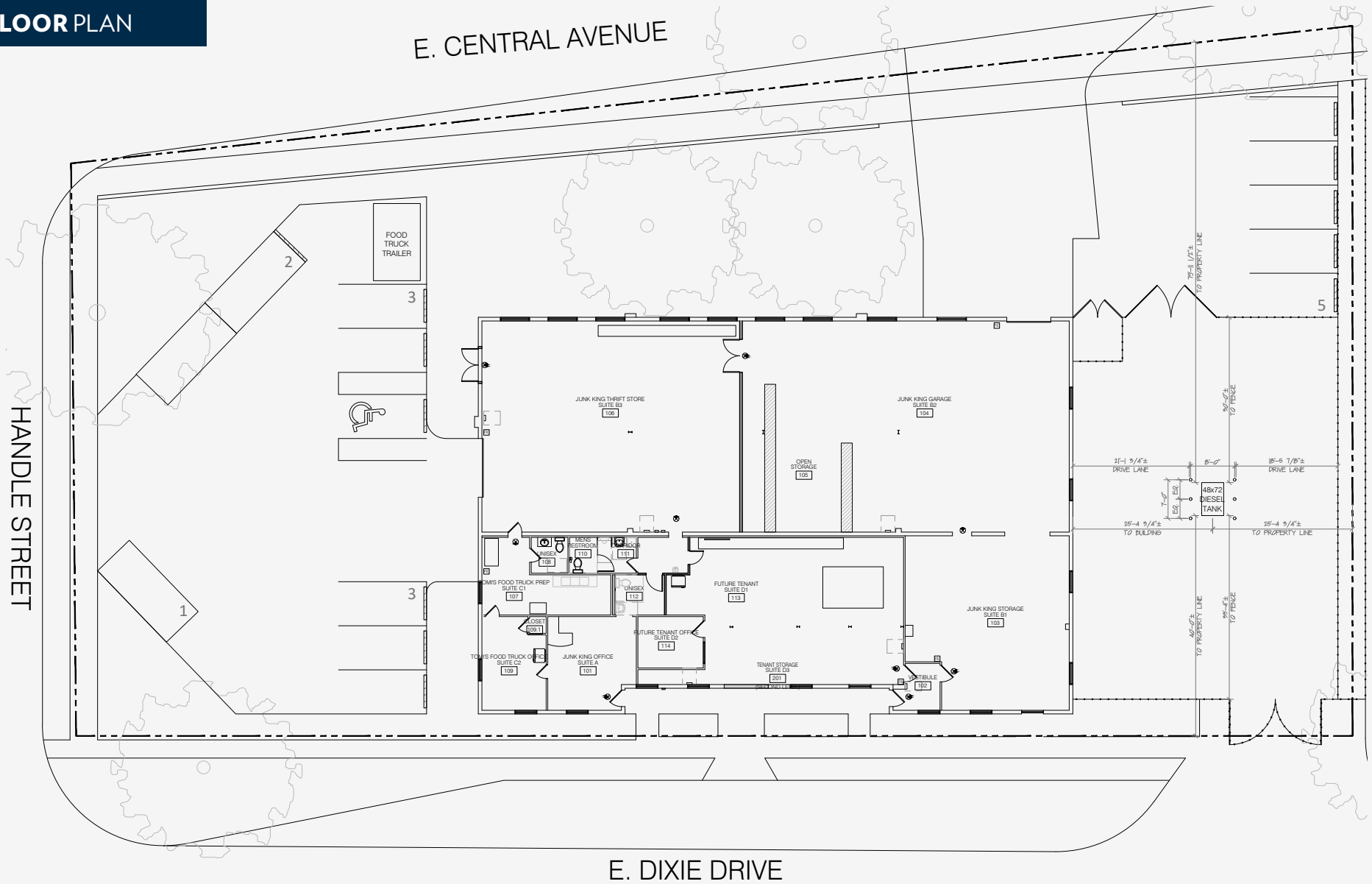


535 E DIXIE HIGHWAY
DAYTON, OH 45449

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



FLOOR PLAN



E. DIXIE DRIVE



0 2' 4' 8'

SCALE: $1/4'' = 1'-0''$



535 E DIXIE HIGHWAY

DAYTON, OH 45449

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



535 E DIXIE HIGHWAY

DAYTON, OH 45449

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



535 E DIXIE HIGHWAY

DAYTON, OH 45449

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM



535 E DIXIE HIGHWAY
DAYTON, OH 45449

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
SQFTCOMMERCIAL.COM

