



**Crest**  
Commercial Realty

# Flex / Storage Warehouse

**FOR SALE or LEASE**

**Downtown Dayton Submarket**

346 Xenia Ave., Dayton, OH 45410

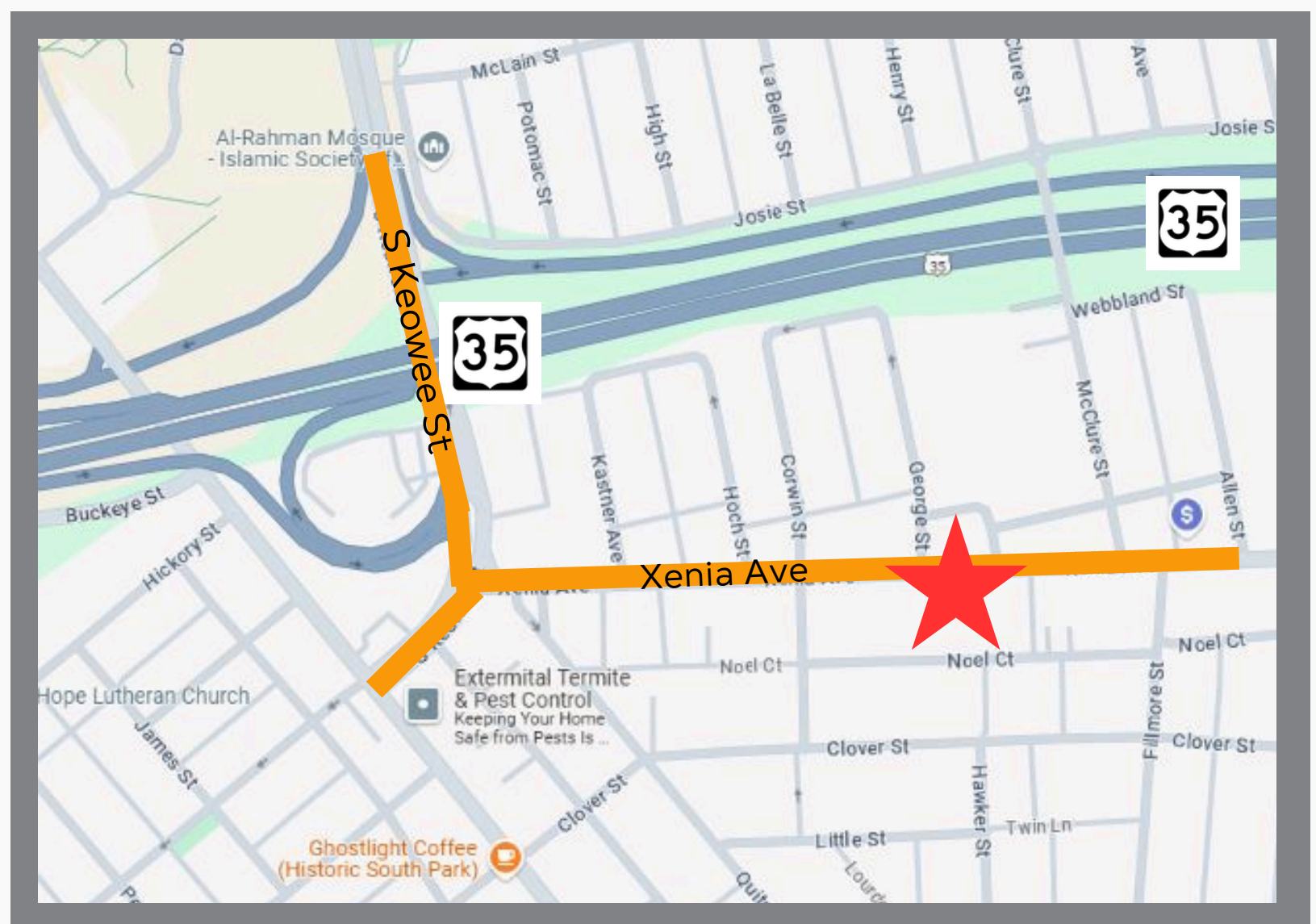


**Xenia Ave**

## Property Highlights

- Up to 7,920 SF warehouse space.
- Drive-in door.
- Overhead gas heat.
- 12' - 14' ceiling height.
- Just minutes from downtown.
- Proximity to US-35.
- Lease rate negotiable.
- Entire building (35,692 SF) available for sale, price negotiable.

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