



Washington Township Office/Warehouse For Sale



10522 Success Lane
Dayton (Washington Township), Ohio 45458
13,500 Square Feet

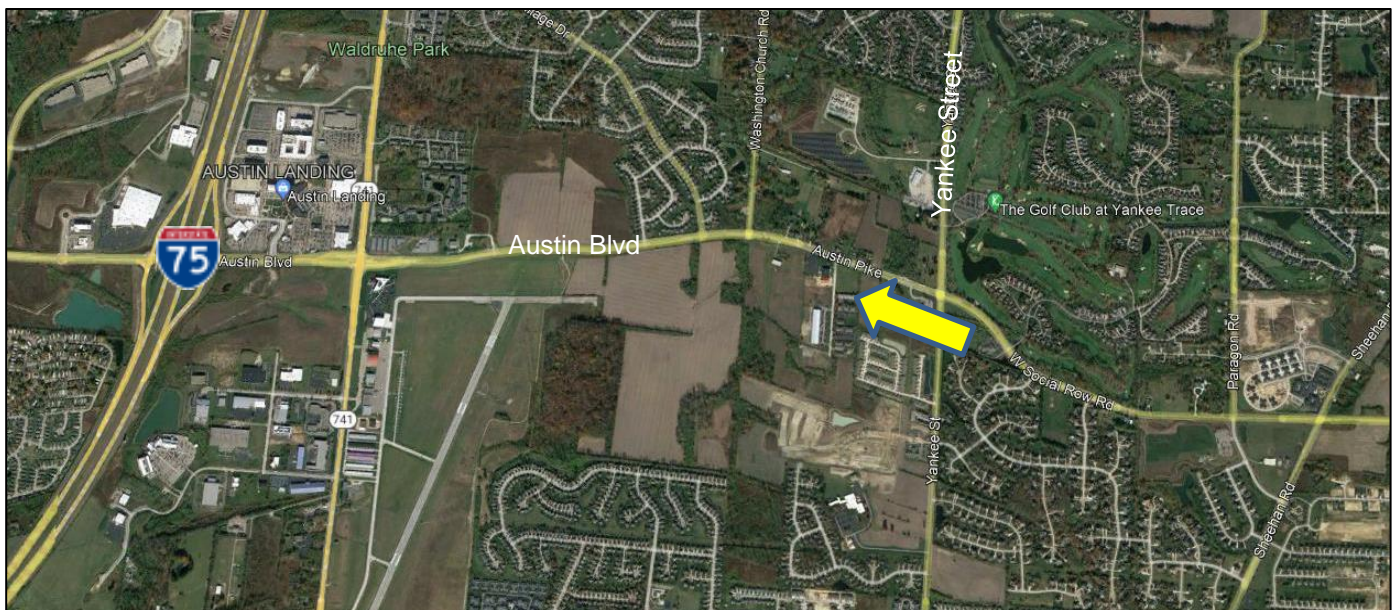
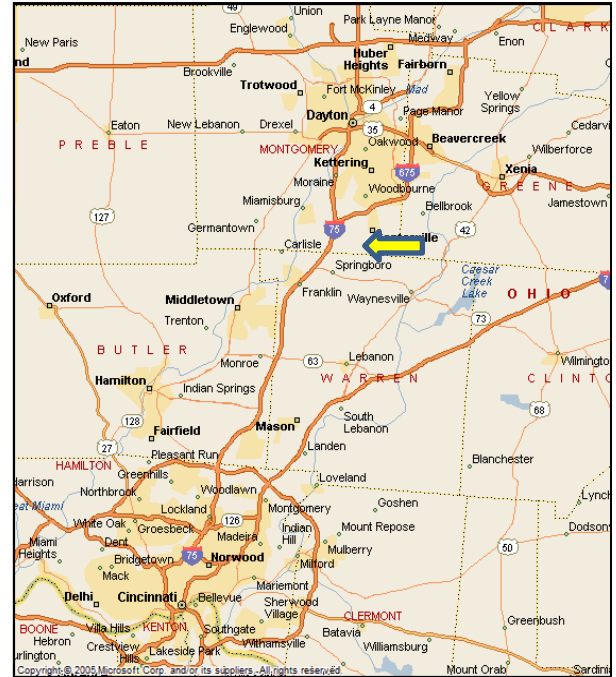


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No representation or warranty is made regarding the completeness or accuracy of this information or the condition of the property. Terms and conditions are subject to change or withdrawal without notice. Any predictions of future events are based on assumptions which may or may not occur. You should do an independent investigation and consult your advisors with respect to an investment in or lease of this property.

10522 Success Lane

- Dayton, Ohio 45458
- Washington Township
- Off Austin Blvd 1.7 Miles East of I-75 & Austin Landing
- Across From South Metro Sports
- No Local Earnings Tax in Township





10522 Success Lane

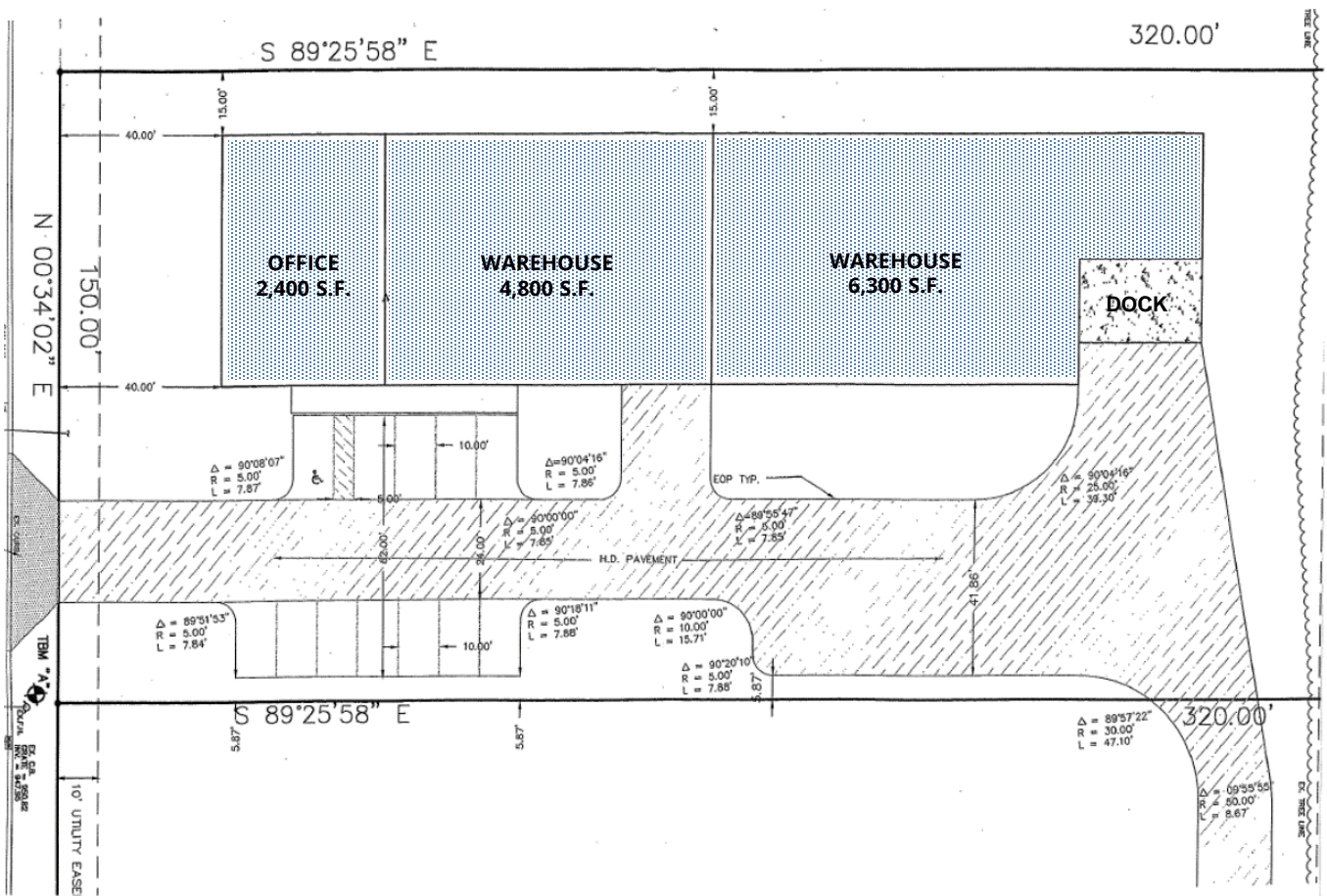
- For Sale \$670,000.00
- 13,500 SF Building
- 2,400 SF Office
- 11,100 SF Warehouse
- Available 1/1/22
- 12 Parking Spaces
- 1.10 Acre Site
- Constructed 1998
- 15'W x 16'H Drive-In Door
- Loading Dock
- 17' Warehouse Clear Height
- 400 amp; 240V



I-1 Washington Township Zoning *

- Manufacturing, Machine Shops, Tool & Dye
- Equipment, Auto & Truck Rental, Sales & Service
- Indoor Recreation
- Office
- Warehouse

* See Zoning Resolution for specific uses & conditions.





Medical Office Building, Union, KY



Surgery Center, Centerville, OH



Community College, Mason, OH



Industrial, Miamisburg, OH

WHO WE ARE

We have been active in all aspects of commercial and investment real estate since 1981.

Our strength is the experience we have acquired, the contacts we've made over the last 40 years, and our ability to adapt the lessons learned to today's business environment.

Our office is strategically located between Cincinnati and Dayton along the I-75 corridor.

WHAT WE DO

CONSTRUCTION SERVICES

We provide design, estimating and construction services for new buildings, renovations, expansions and interior construction.

PROPERTY MANAGEMENT

We provide commercial property management and facility management. Our services include budgeting, administration, financial reporting, tenant relations, 24-Hour maintenance response and capital expenditure or replacement programs.

SALES & LEASING

We have successfully completed numerous Business Office, Medical Office, Retail and Industrial Sale and Lease transactions. Our services include the preparation of marketing materials, posting on popular online commercial listing services, exposure of the property information to the potential prospect market and regional commercial brokers and guidance through the sale or lease process.

