

PRIME INDUSTRIAL / FLEX FACILITY

4910

DENLINGER RD
DAYTON, OH 45426

CBRE



PROPERTY OVERVIEW

SIZE	19,584 SF
LOT	1.47 acres, fenced-in outdoor space
YEAR BUILT / RENOVATED	1986 / 2018
LOADING	1 Dock-high door, 2 grade-level doors
CEILING HEIGHT	14 FT clear
PARKING	Surface Lot with high ratio
LOCATION ADVANTAGE	Near I-70, bus access
RECENT UPGRADES	Newer Roof, Facade, Parking, & Systems

Conveniently located just off Salem Avenue, this property offers excellent regional connectivity for businesses seeking accessibility and visibility. Zoned for industrial/flex use, the space is easily adaptable for showroom or retail-flex applications, making it a smart choice for a variety of commercial operations.

5 mile Demographics



EMPLOYED CIVILIAN
POPULATION

56,922



DAYTIME
POPULATION

113,802

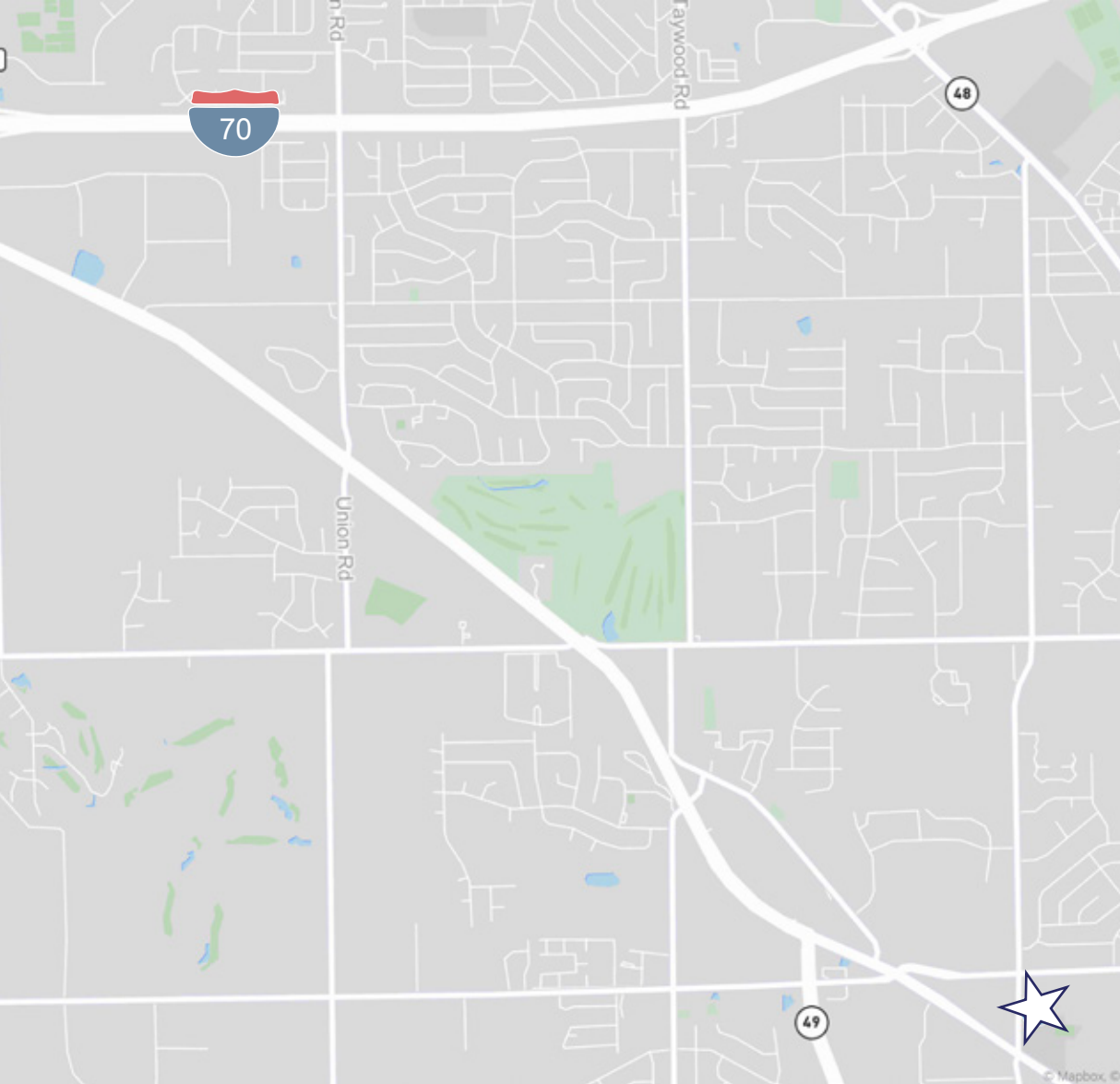


AVERAGE HH
INCOME

\$75,528



SALE PRICE:
\$495,000

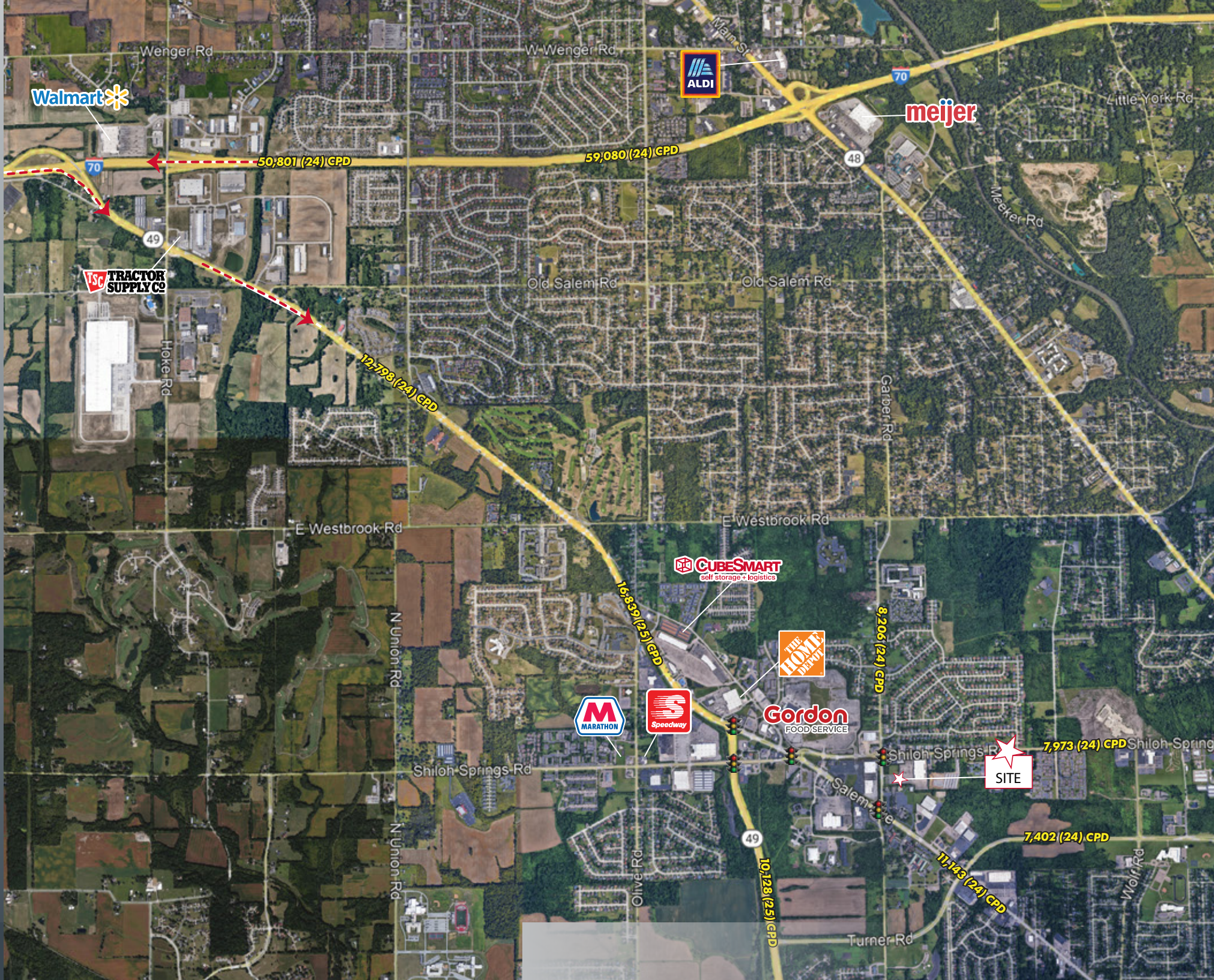


Strategic Design & Accessibility

This versatile space is ideal for a range of business uses, including equipment rental and sales, light manufacturing or distribution, fitness and recreational services, contractor or trade operations, and secure document or asset storage. Its flexible layout and accessible location make it a practical choice for growing enterprises.

This property presents a turnkey solution for businesses seeking immediate occupancy and operational efficiency—backed by recent upgrades, flexible space configurations, and superior transportation links.

- + **Industrial versatility:** Ideal for warehouse distribution, showroom, equipment sales, fitness center, construction services, storage, and more
- + **Loading efficiency:** Includes 1 dock-high door and 2 grade-level doors
- + **14-ft clear height:** designed for operational efficiency
- + **Excellent connectivity:** Convenient access to I 70 and major thoroughfares; served by local bus line



Walmart

TSC TRACTOR SUPPLY CO

ALDI

meijer

50,801 (24) CPD

59,080 (24) CPD

12,798 (24) CPD

16,839 (25) CPD

8,206 (24) CPD

7,973 (24) CPD Shiloh Springs

7,402 (24) CPD

11,143 (24) CPD

10,128 (25) CPD

SITE

Gordon FOOD SERVICE

THE HOME DEPOT

CUBESMART self storage + logistics

Speedway

MARATHON

Shiloh Springs Rd

Shiloh Springs Rd

Turner Rd

Wolf Rd

Meeker Rd

Old Salem Rd

Old Salem Rd

Main St

W-Wenger Rd

Wenger Rd

Little York Rd

48

49

Hoke Rd

E Westbrook Rd

E Westbrook Rd

N Union Rd

Olive Rd

4910

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