



FOR SALE

1764 Guenther Road Dayton, OH 45417



Offered for sale is a partially completed self-storage development consisting of a planned 26-building facility. To date, four buildings have been constructed, representing Phase 1, which is approximately 90% complete.

Upon full buildout, the project is designed for over 1,200 units. The completed portion of the facility is already operating at approximately 50% occupancy of 190 already built units, providing immediate income with substantial room for growth as remaining phases are completed.

The site includes significant excess land of +16 acres, allowing a new owner to continue development through the remaining phases and fully execute the original site plan. Major infrastructure work has been completed, with utilities and site preparation in place, reducing development risk and accelerating the path to stabilization.

This offering allows investors or owner-operators to step into a self-storage project already in motion. The heavy lifting has been completed, with site work and most infrastructure in place, creating a clear and efficient path to full build-out and stabilization.

Building Size	36,000 SF
Lot Size	20.60 AC
Year Built	2024
Zoning	Commercial
Parking	Paved Surface
Price	\$2,500,000.00

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