

NORTH DAYTON

LIGHT MANUFACTURING FOR LEASE

5724 - 5726 WEBSTER STREET, DAYTON, OH 45414



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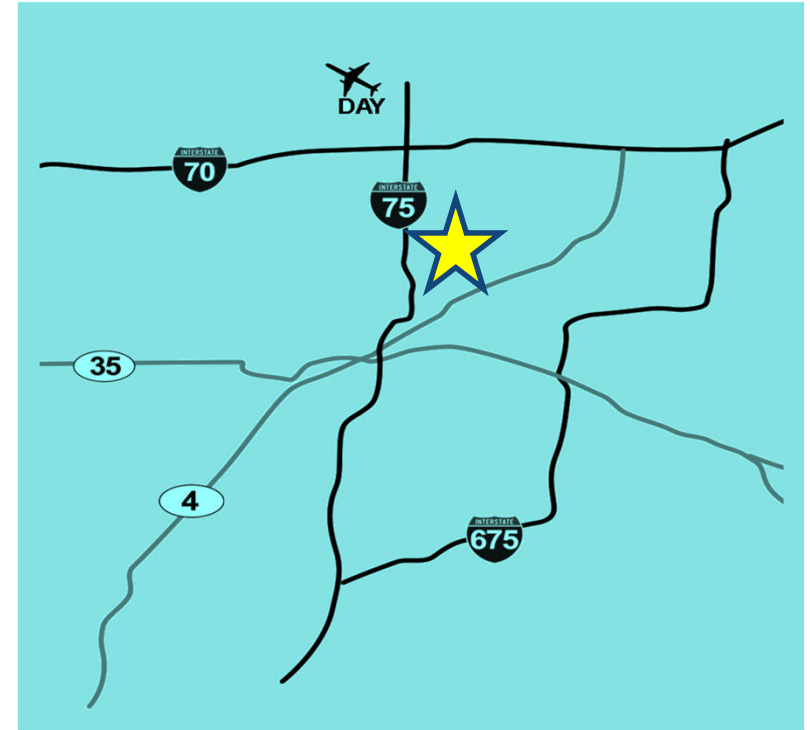


PROPERTY HIGHLIGHTS

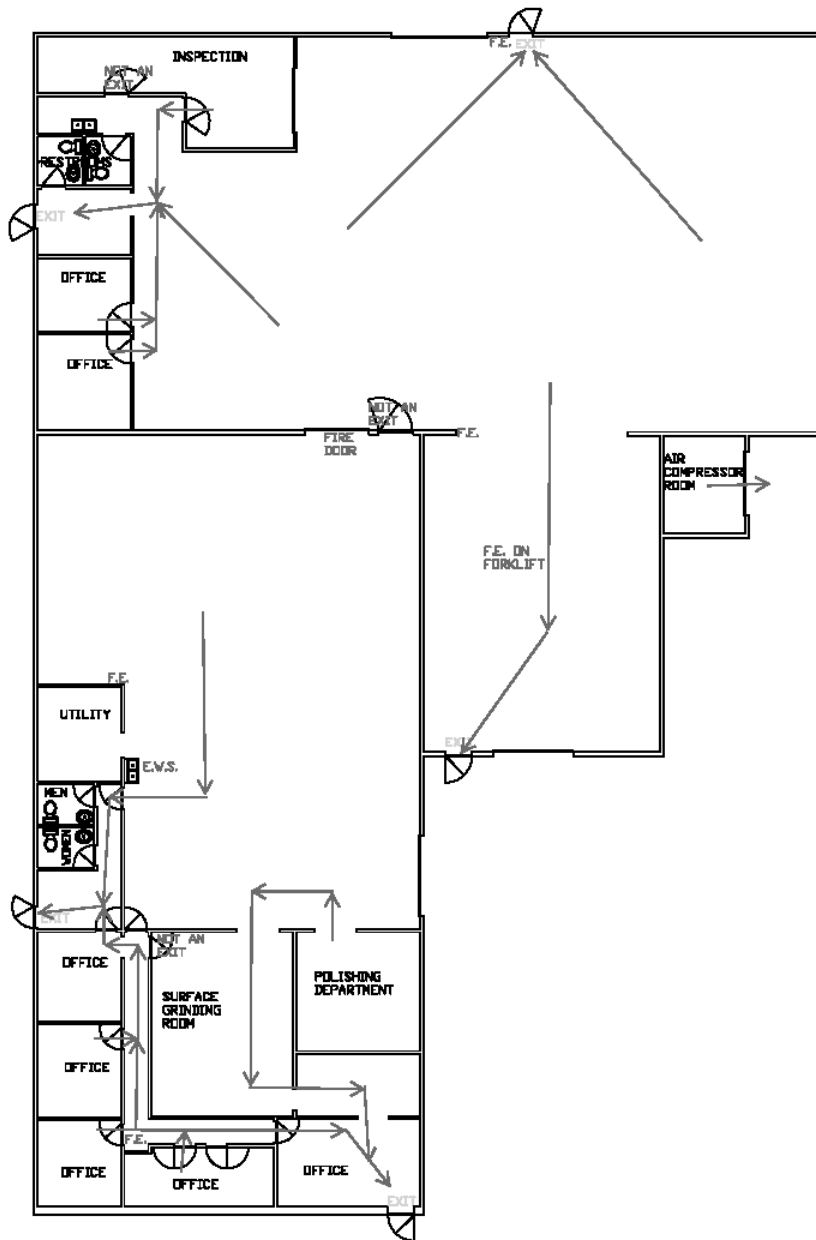
- 11,800 SF contiguous available at \$10.00 per square foot modified gross
- Suite 5724: 5,400 SF
One 10'x10' drive-in door
\$11.00 psf MG
- Suite 5726: 6,400 SF
One 10'x10' drive-in door
One 10'x10' loading dock
\$11.00 psf MG
- Fully renovated
- Abundant power

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SPACE PLAN & SPECIFICS



Building Size (s.f.)

Bldg I: ±81,000 s.f.
Bldg II: ±70,800 s.f.

Available (s.f.)

Bldg I: Up to ±44,773 s.f.
Bldg II: Up to ±16,477 s.f.

Building Dimensions

Bldg I: 150' deep x 540' long
Bldg II: 150' deep x 472' long

Bay Size

±9,000 s.f.
60' wide x 150' deep
60' x 50' column

Column Spacing

50' depth x 60' width

Clear Height

24' at truck dock wall

Office Area

Build to suit

Dock Doors

Bldg I: 9 (7 future)
Bldg II: 8 (6 future)
9'x10' insulated, manually-operated overhead doors, fully equipped with 40,000 lb mechanical pit levelers, seals and lights

Drive In Doors

Bldg I: 2 (7 future)
Bldg II: 2 (6 future)
12'x14' insulated and powered overhead doors with the ability to add more in the future

Parking

Bldg I: 165
Bldg II: 91
total 250 striped car parking spaces

Utilities

Electric: AEP
Gas: Columbia Gas
Water: City of Columbus
Telecom: AT&T, Spectrum, etc.

AERIAL



INTERSTATE PROXIMITY

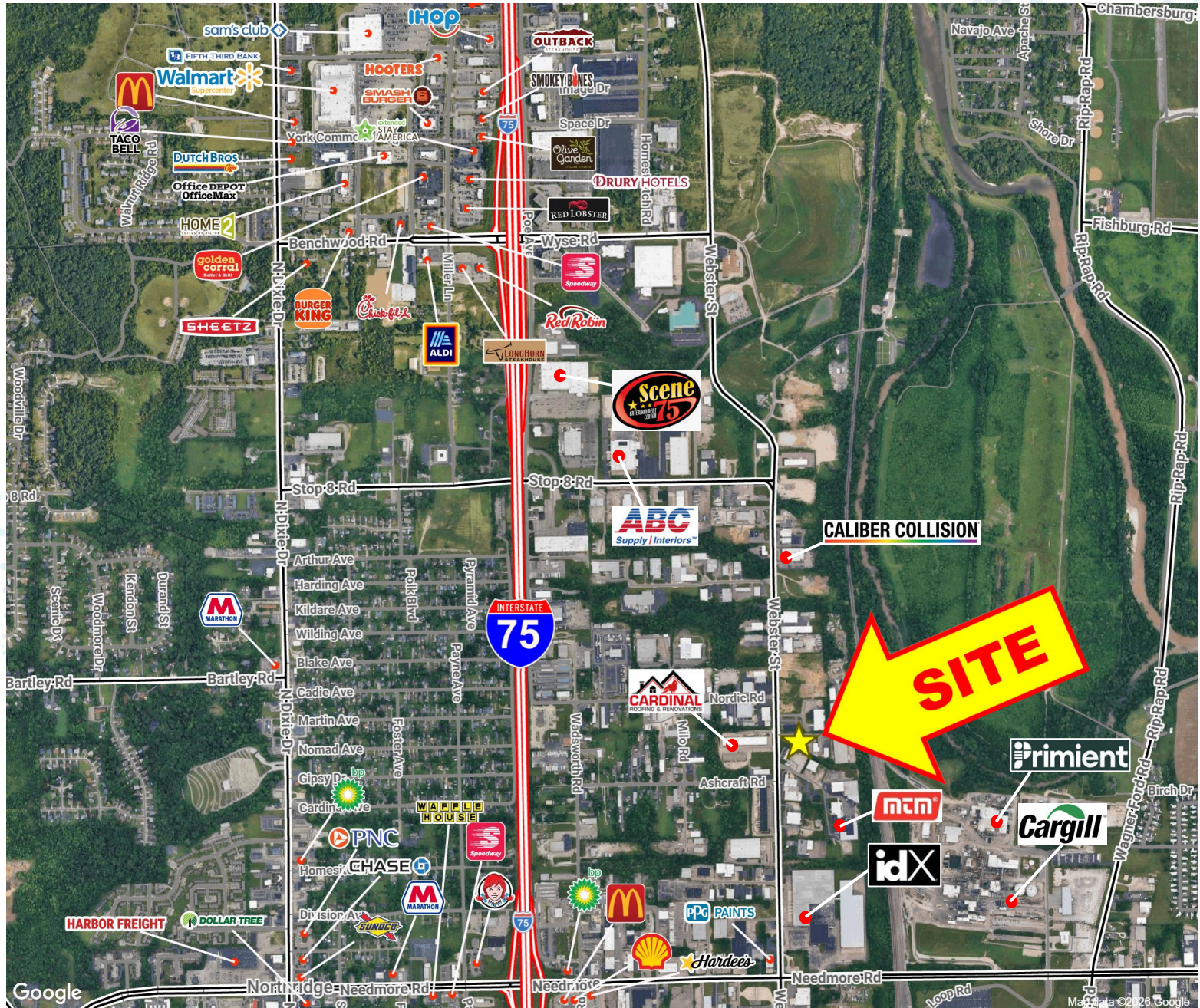
 **1.0 miles**

 **4.0 miles**

 **4.9 miles**



CORRIDOR AERIAL



SUITE 5724

5,400 SF

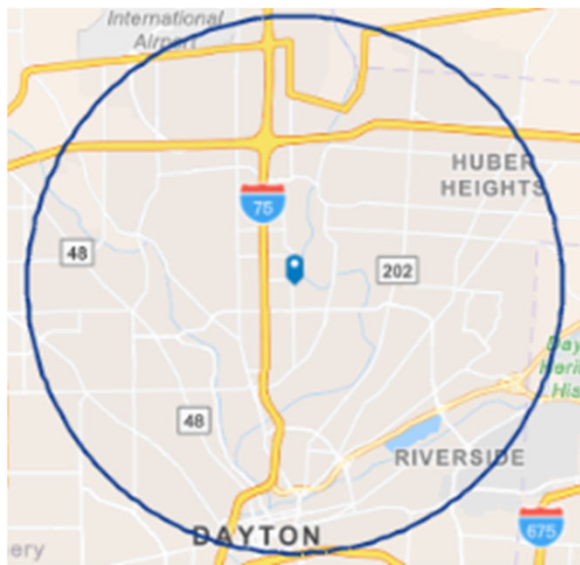


SUITE 5726

6,400 SF



5-MILE RADIUS DEMOS



KEY FACTS

165,997

Population



Average
Household Size



Median Age

\$60,900

Median Household Income

BUSINESS



6,147

Total Businesses



94,759

Total Employees

EDUCATION



8%

No High School
Diploma



32%

High School
Graduate



34%

Some
College



26%

Bachelor's/Grad/Prof
Degree

INCOME



\$35,474

Per Capita
Income



\$60,900

Median
Household
Income



\$81,771

Average
Household
Income

EMPLOYMENT



61

White
Collar %



25

Blue
Collar %



14

Services
%

equity | brokerage

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