



For sale

5551-5553 Webster St, Dayton, OH
4,400 RSF available

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Building Specs

| | |
|---------------------------|--------------------|
| Building SF | 4,400 SF |
| Office/Showroom SF | 2,200 SF |
| Warehouse SF | 2,200 SF |
| Year built | 1970 |
| Acres | 0.48 |
| Outside storage | 0.15 acres secured |
| Clear height | 9'-15' |
| Drive-ins | 3 |
| Power | 480v 3p 400a |
| Pricing | Contact Agent |

Location Proximity

Less than 1 mile to the i-70/I-75 interchange, with direct access via Needmore Road and Webster St. Positioned in Dayton's established industrial corridor - within a 30-minute drive of 436,408 employees, including 42,725 in manufacturing - supporting one-day distribution to over 60% of the U.S. population



Location Overview



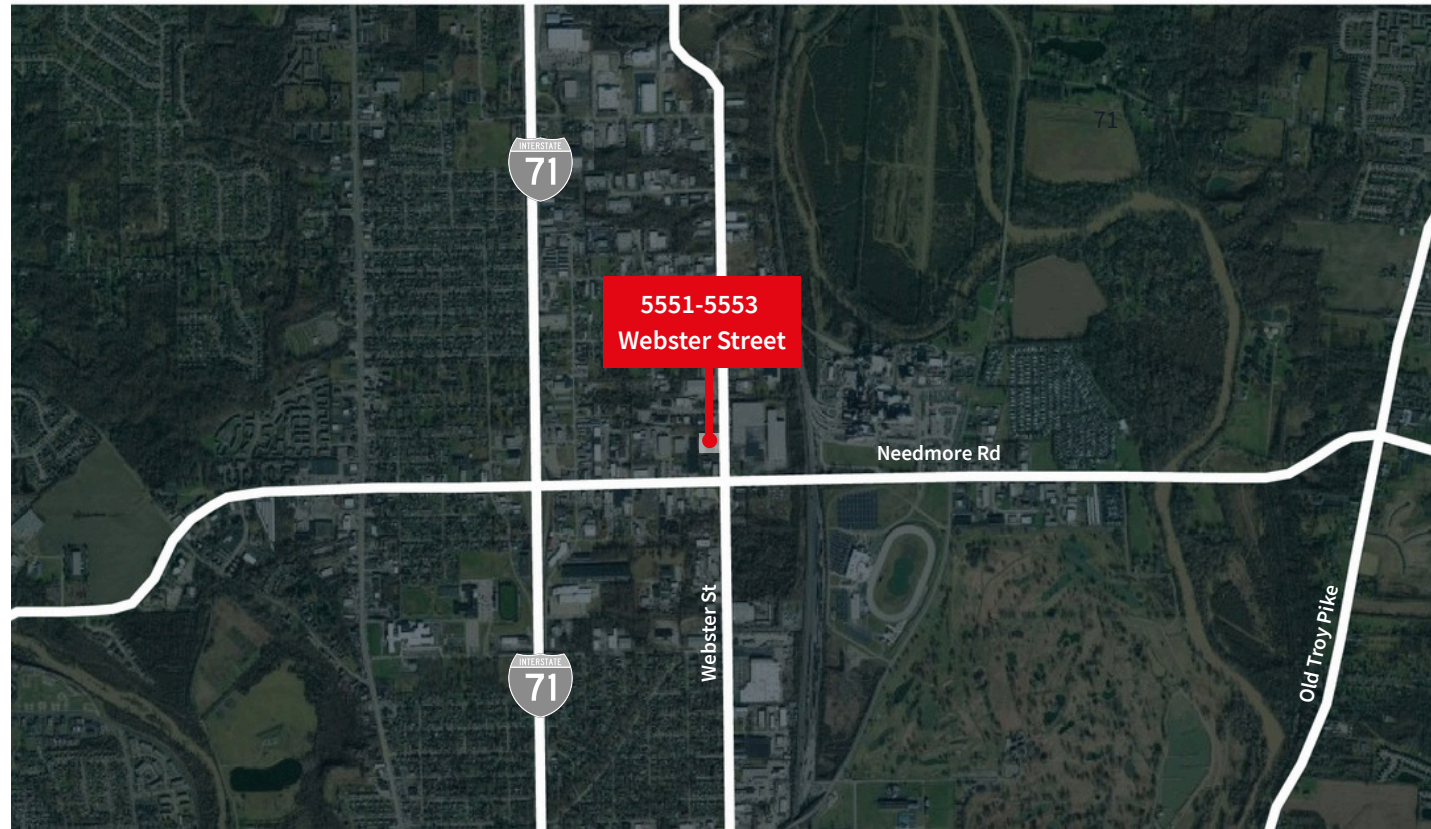
Located at the "Crossroads of America," the intersection of I-75 and I-70, Dayton offers superior one-day distribution access to over 60% of the U.S. population and manufacturing base.



Dayton provides a cost-effective environment for businesses, featuring attractive tax incentives and lower operational costs compared to other major Midwest metropolitan areas.



The Dayton metro area possesses a deep and skilled labor pool with a historic concentration in advanced manufacturing, engineering, and logistics, supporting a diverse industrial ecosystem.



436,408

Total employees within 30-minute commute with strong manufacturing and logistics presence. Providing immediate access to skilled industrial workforce.

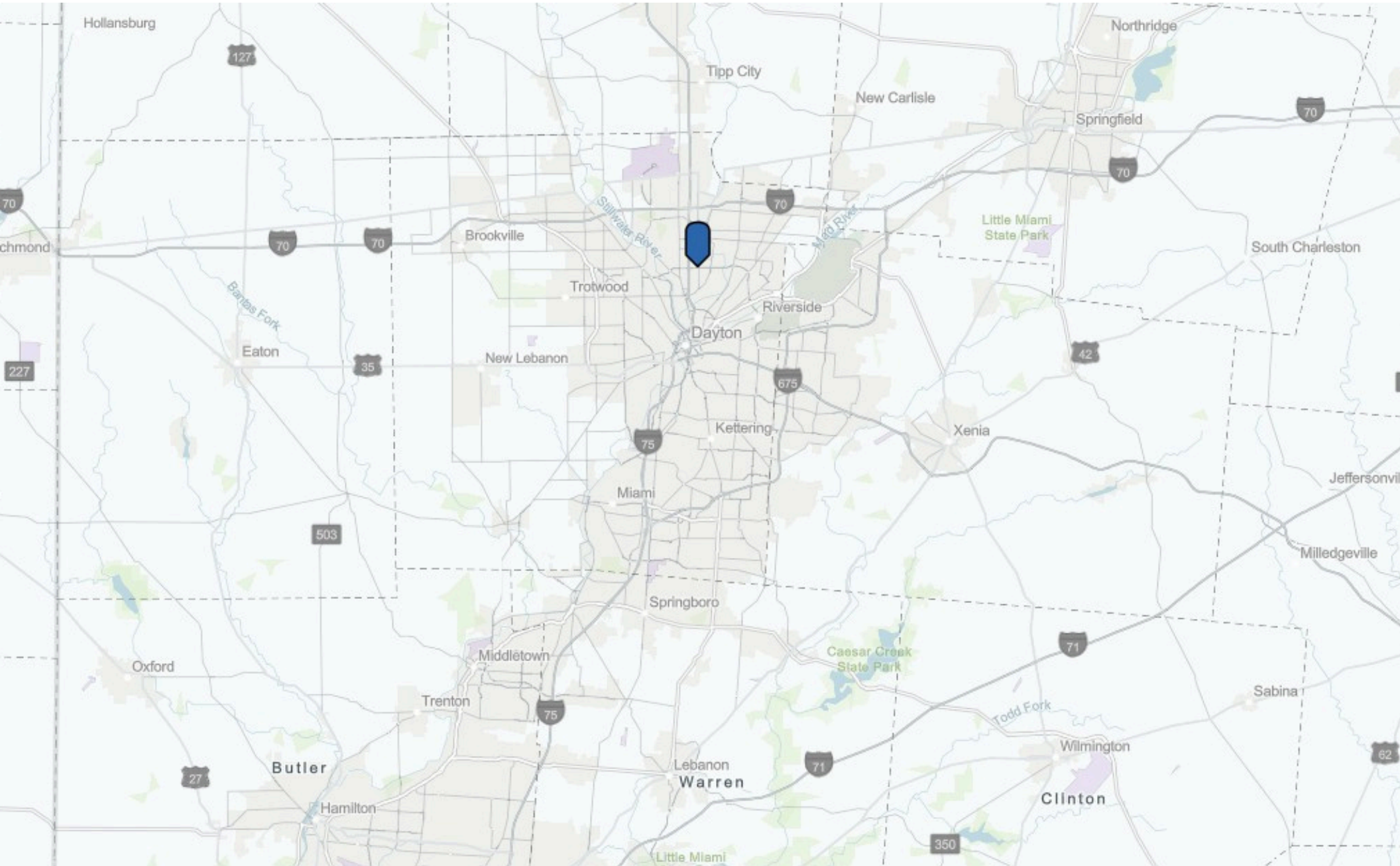
42,725

Manufacturing sector employees within 30 minutes, plus 13,063 in transportation/warehouseing which demonstrates an established skilled labor pool.

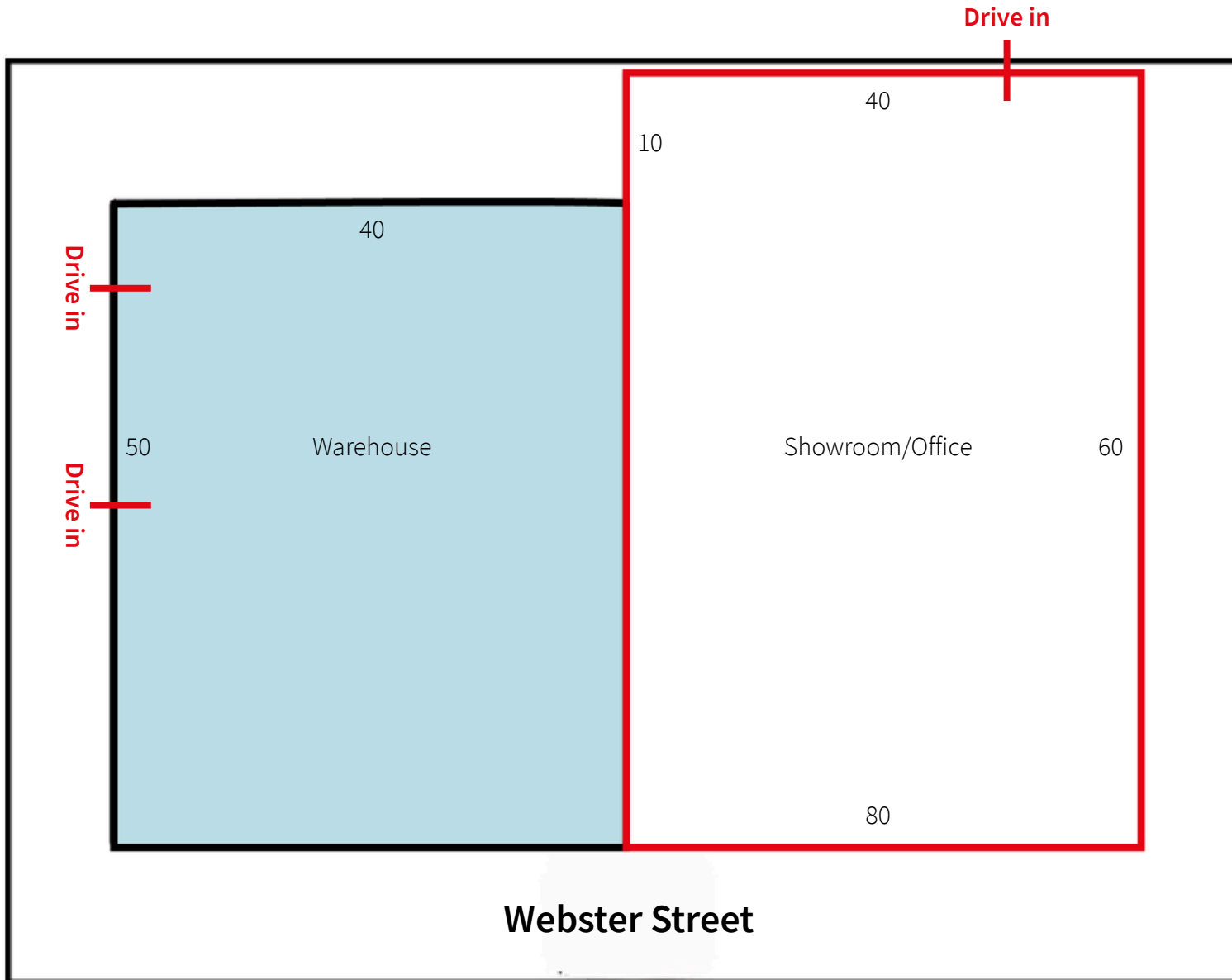
2,873

Combined industrial establishments within 30 minutes - established corridor.

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Floorplan



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For more information, contact:

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