

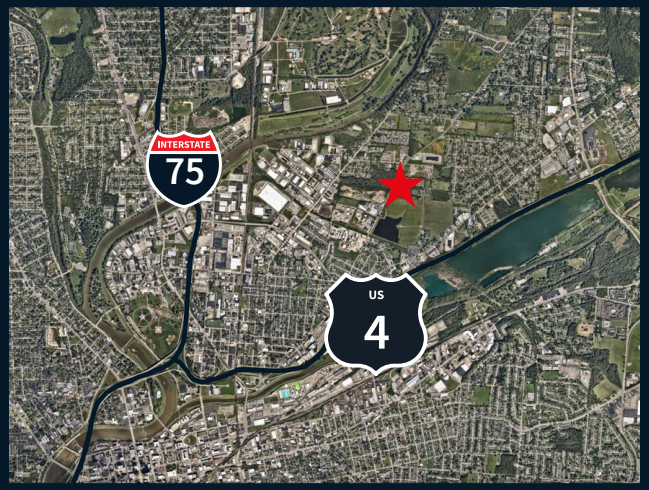
For Sale or Lease

1036 Brandt Pike, Dayton, OH 45404
13,500 RSF available
Sale Price - $850,000 | Lease Rate - $6.95 PSF NNN | Opex - $1.40 PSF

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1036 Brandt Pike, Dayton, OH

- Building SF: 13,500 SF
- Office SF: 2,700 SF
- Acreage: 3 acres
- Zoning: I-1, Light Industrial
- Column spacing: Clear span
- Dock doors: None
- Drive-in doors: 12 (11'x10')
- Sprinkler: None
- Roof: Pitched currugated metal
- Power: 400Amps/240Volts/3Phase
- Lighting: T-5
- Sale price: $850,000
- Lease rate: $6.95 PSF NNN
- Opex: $1.40 PSF

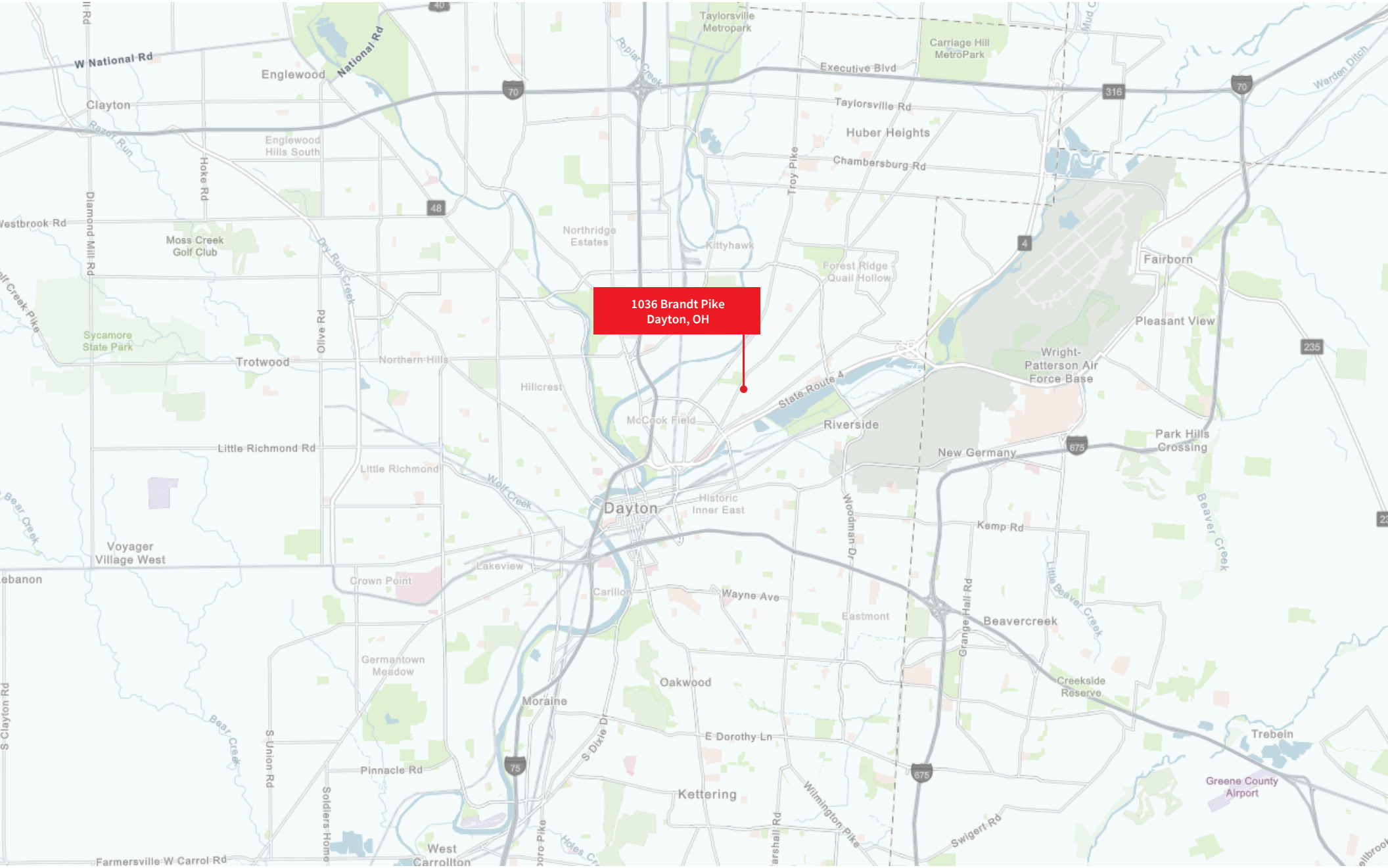


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1036 Brandt Pike delivers versatile flex space anchored by exceptional transportation connectivity. The site is located seconds from the State Route 4 interchange, providing a direct, congestion-free link to Interstate 75 in under five minutes (less than two miles). This immediate highway integration establishes an optimal central dispatch hub, offering seamless north-south freight transit between Cincinnati and Toledo, rapid reach to the I-70 corridor, and fast access to the entire Dayton metropolitan market.



1036 Brandt Pike, Dayton, OH



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