

NORTH DAYTON

LIGHT MANUFACTURING FOR LEASE

5724 - 5726 WEBSTER STREET, DAYTON, OH 45414



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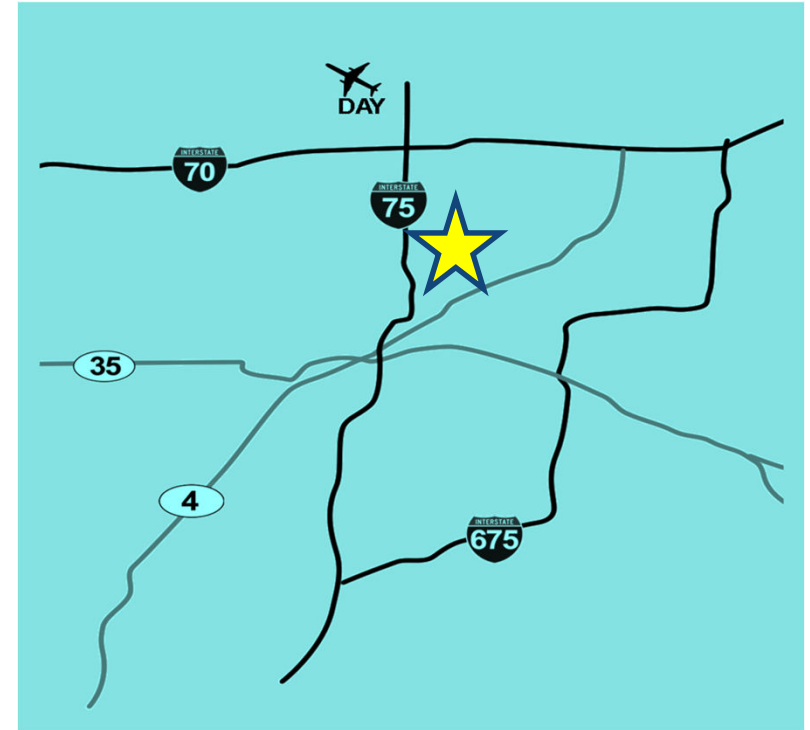


PROPERTY HIGHLIGHTS

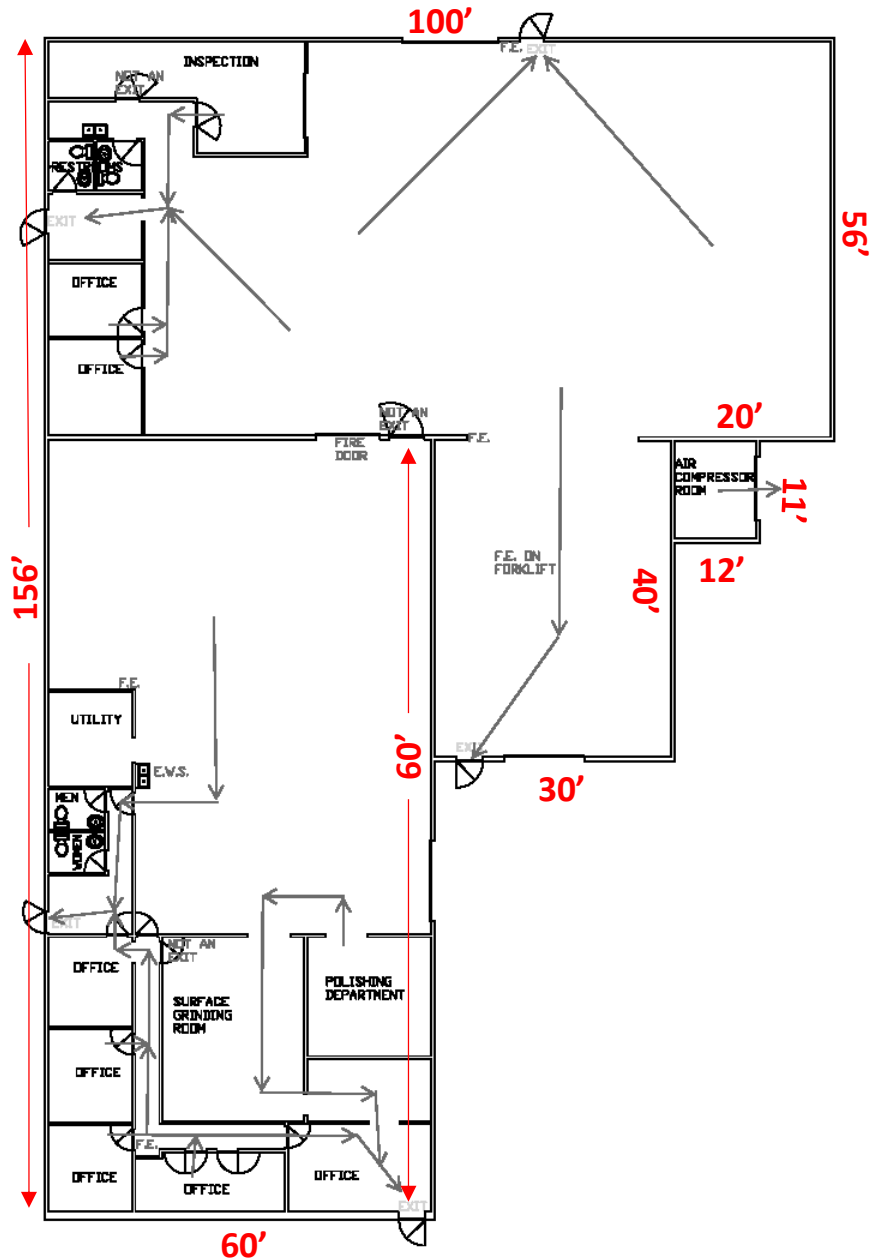
- 11,800 SF contiguous available at \$10.00 per square foot modified gross
- Suite 5724: 5,400 SF
One 10'x10' drive-in door
\$11.00 psf MG
- Suite 5726: 6,400 SF
One 10'x10' drive-in door
One 10'x10' loading dock
\$11.00 psf MG
- Fully renovated
- Abundant power

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SPACE PLAN & SPECIFICS



Building Size (SF)	11,800 SF
Available (SF)	5,400 SF (5724) 6,400 SF (5726)
Building Dimensions	See notes
Clear Height	13'
Dock Doors	1: 10'x10' (5726)
Drive In Doors:	1: 10'x10' (5724) 1: 10'x10' (5726)
Parking	40 (3.39/1,000)
Utilities	City water City sewer Dayton Power & Light Co.

AERIAL

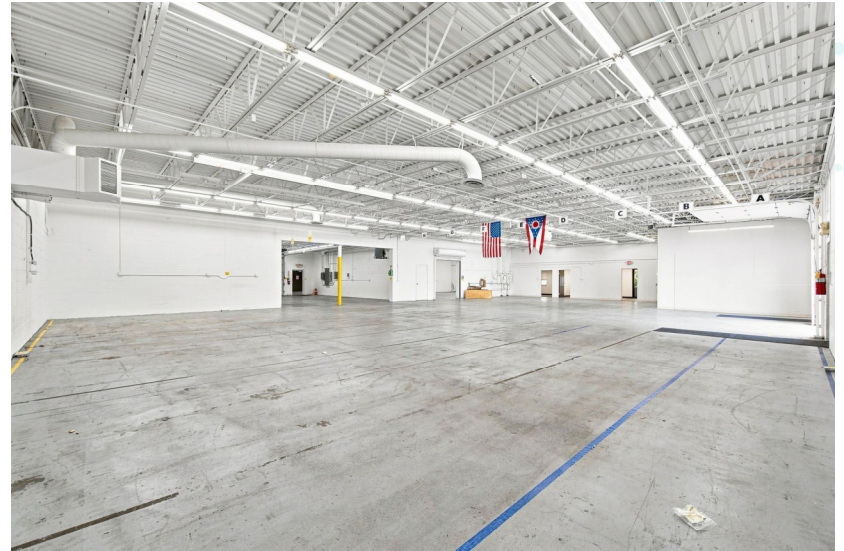


INTERIORS

SUITE 5724



SUITE 5726



INTERSTATE PROXIMITY

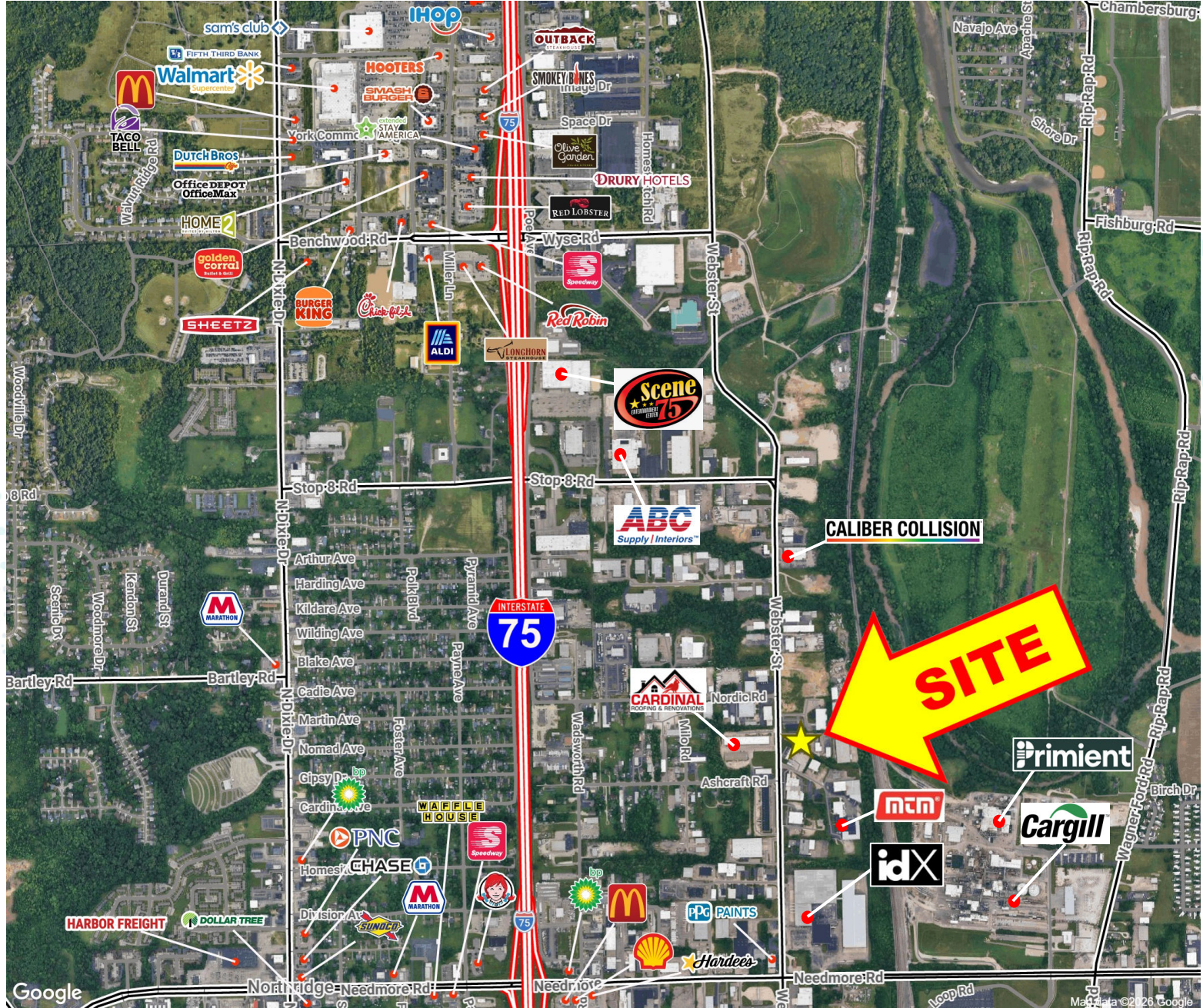
 **1.0 miles**

 **4.0 miles**

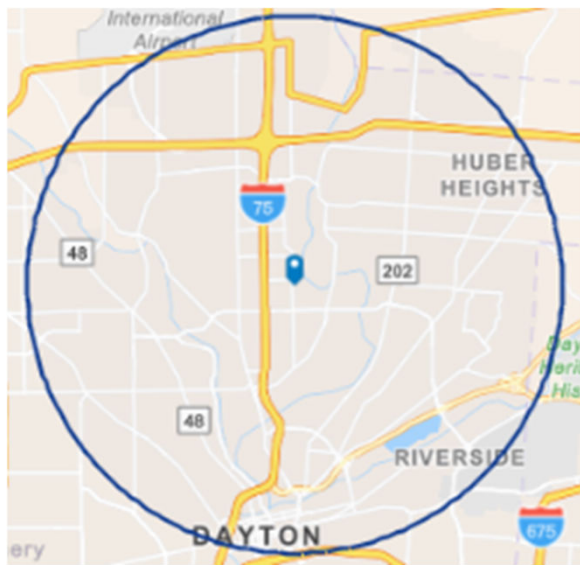
 **4.9 miles**



CORRIDOR AERIAL



5-MILE RADIUS DEMOS



equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

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
%