

FOR SALE - WILL DIVIDE
±400,000 SF / ±21 ACRES



600 ALBANY STREET

DAYTON, OH 45417



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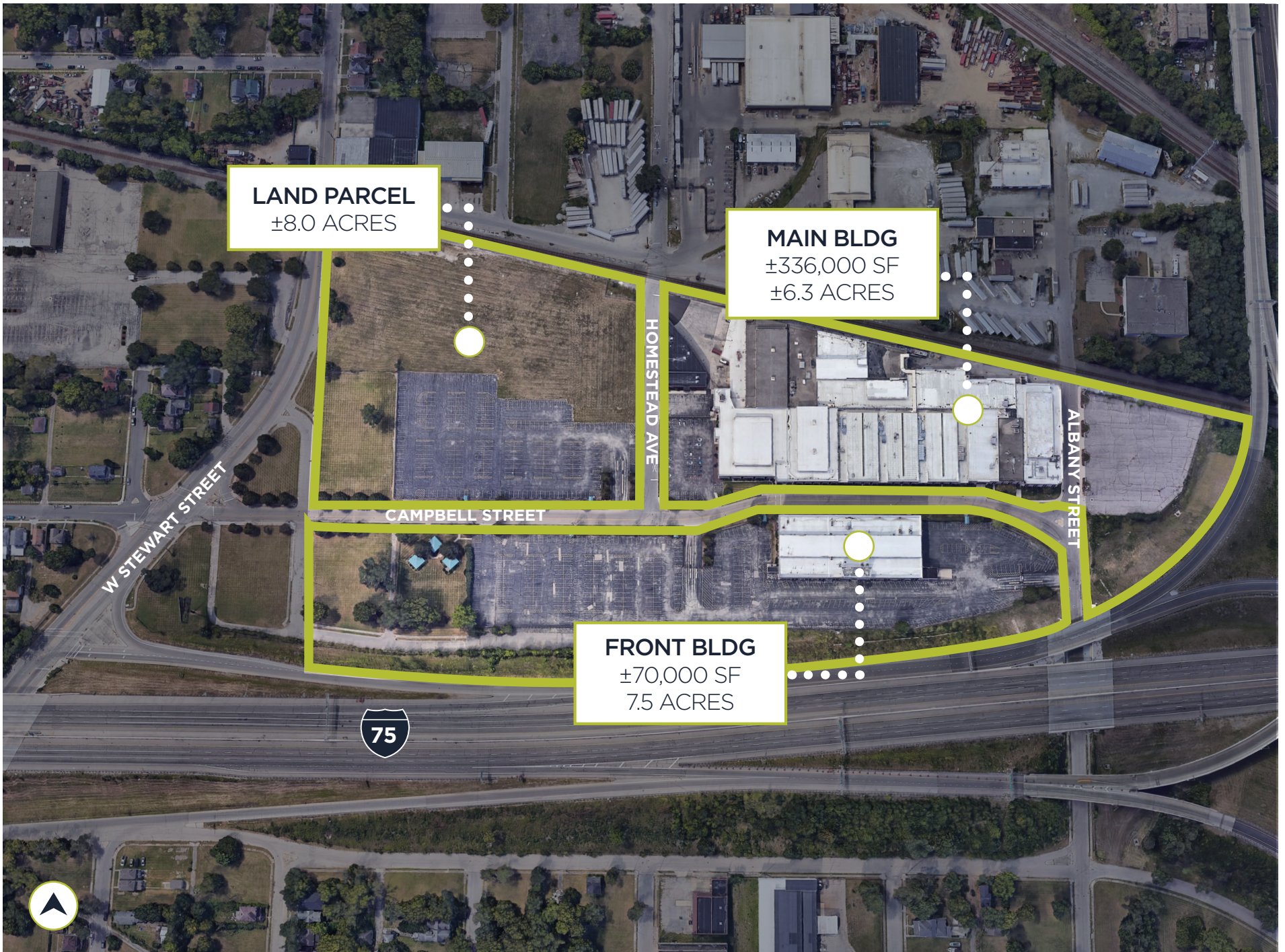
PROPERTY HIGHLIGHTS

600 Albany Street consists of 2 buildings totaling over 400,000 SF on 21 Acres and is located directly on Interstate 75 with full visibility.

- **Main Building:** ±336,000 SF Total
±200,000 SF First Floor
±6.3 Acres
Price = \$2,700,000
- **Front Building:** ±70,000 SF (2 Stories)
±7.5 Acres
Price = \$1,400,000
- **Land Parcel:** ±8.0 Acres
All utilities
Price = \$875,000
- **Zoning**
 - » I-2 ±16 Acres
 - » MR-5 ±5 Acres
- Highly visible location directly on I-75
- Traffic Counts = 100,000 vehicles per day
- Potential partial leaseback

TOTAL PRICE FOR ALL: \$4,975,000





LAND PARCEL
±8.0 ACRES

MAIN BLDG
±336,000 SF
±6.3 ACRES

FRONT BLDG
±70,000 SF
7.5 ACRES

W STEWART STREET

CAMPBELL STREET

HOMESTEAD AVE

ALBANY STREET

75





600 ALBANY STREET

MAIN BUILDING

| | | | |
|-------------------------|-------------------------|-----------------------|---------------|
| Building Size: | 336,000 SF | Clear Height: | ±12' |
| Space Available: | 336,000 SF | Loading: | 5 Docks; 1 DI |
| First Floor SF: | 177,000 SF | Lower Level SF | 21,000 SF |
| Office Area: | 103,000 SF (1st) | Floor: | Concrete |
| Site Area: | ±6.3 Acres | Sprinklers: | Wet System |
| Year Built: | 1923, 1997 | Parking: | ±100 Auto |
| Misc: | Dual feed power | | |
| SALE PRICE: | \$2,700,000 (\$8.03/sf) | | |

FRONT BUILDING

| | | | |
|-------------------------|-----------------------|----------------------|--------------|
| Building Size: | 70,000 SF | Clear Height: | ±12' |
| Space Available: | 70,000 SF | Loading: | 1 Dock; 2 DI |
| Office Area: | ±35,000 SF | Floor: | Concrete |
| Site Area: | 7.5 Acres | Sprinklers: | Wet System |
| Year Built: | 1947/1997 | Parking: | ±300 Auto |
| SALE PRICE | \$1,400,000 (\$20/sf) | | |



LAND PARCEL

| | |
|-----------------|----------------------------|
| Land Size: | ±7.9 Acres |
| Potential Bldg: | 100,000 SF |
| Storage Size: | 10-20 Trailers |
| Utilities: | At site |
| Zoning: | I-2 and MR-5 |
| SALE PRICE: | \$875,000 (\$110,760/acre) |

ZONING DESCRIPTIONS

- I-2 :** The General Industrial (I-2) District accommodates heavy industrial activities that may include very large structures, extensive exterior storage, exterior mechanical operations, or heavy truck or equipment operations.
- MR-5:** The Mature Single-Family District (MR-5) is to promote, preserve and protect neighborhoods with traditional urban character. Mature areas are the oldest, close-to-downtown residential areas in the city.

ELECTRIC SERVICE

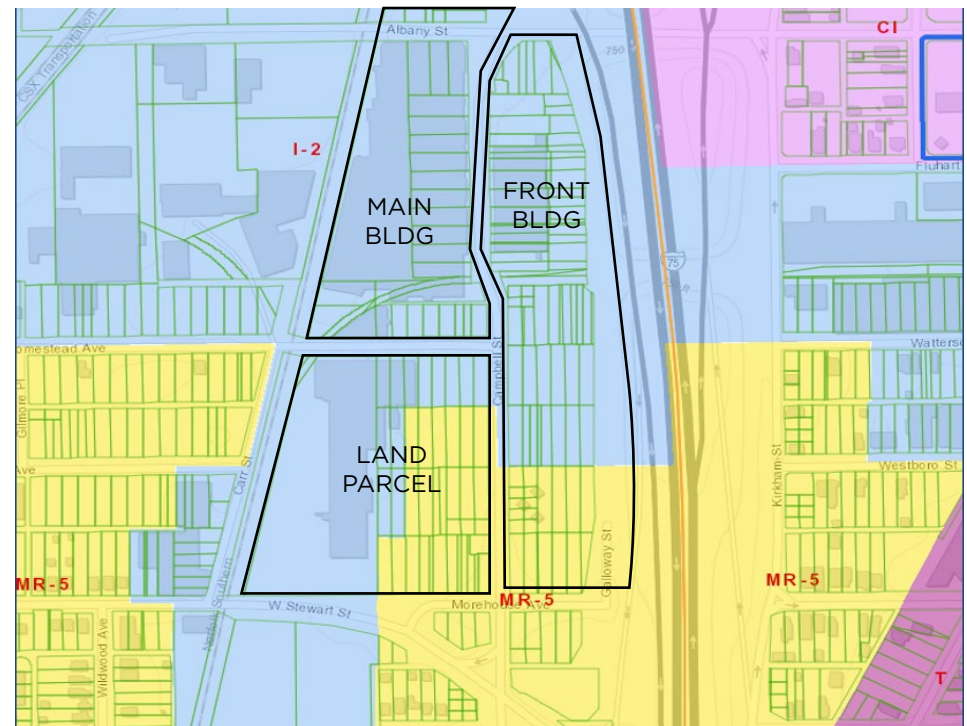
MS2 240VAC 3PH 2500 AMPS

MS3 480Y / 277VAC 3PH 800 AMPS

MS4 480Y / 277VAC 3PH 1600 AMPS

MS5 480Y / 277VAC 3PH 2000 AMPS

MS6 480V / 277VAC 3PH 4000 AMPS



A DRIVING WORKFORCE

600 Albany Street is located just southwest of the CBD corridor. This area has a strong transportation presence with high visibility to I-75.



82,946
POPULATION
Within 3 Miles



33,364
TOTAL BUSINESSES
Within 3 Miles



67,101
LABOR POP.
Within 3 Miles



\$70,013
AVG. HH INCOME
Within 3 Miles

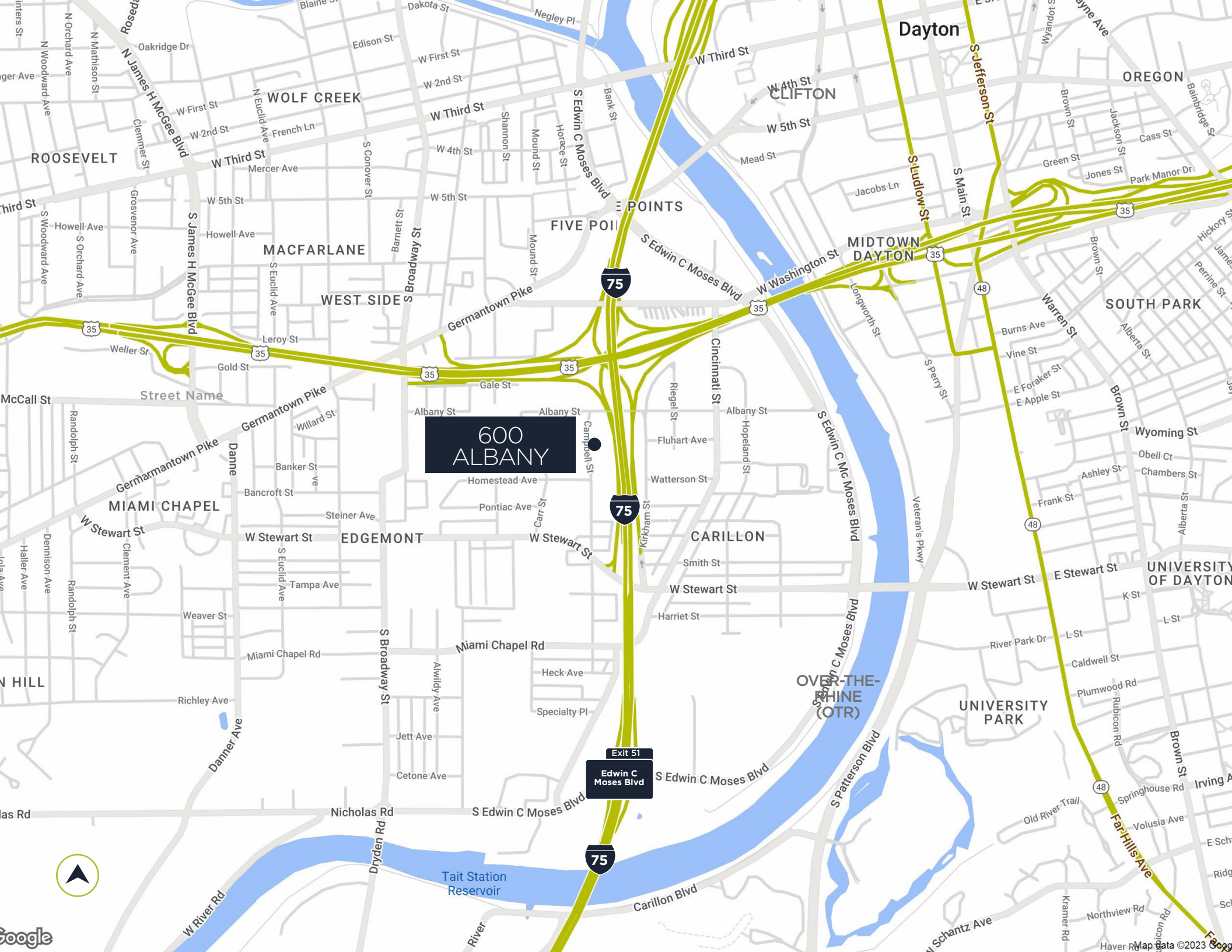
209,751
POPULATION
Within 5 Miles

91,069
TOTAL BUSINESSES
Within 5 Miles

168,817
LABOR POP.
Within 5 Miles

\$71,325
AVG. HH INCOME
Within 5 Miles





600
ALBANY

Exit 51
Edwin C Moses Blvd

75

Dayton

OREGON

CLIFTON

WOLF CREEK

MACFARLANE

FIVE POINTS

MIDTOWN DAYTON

SOUTH PARK

MIAMI CHAPEL

EDGEMONT

CARILLON

OVER-THE-RHINE (OTR)

UNIVERSITY PARK

UNIVERSITY OF DAYTON



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