

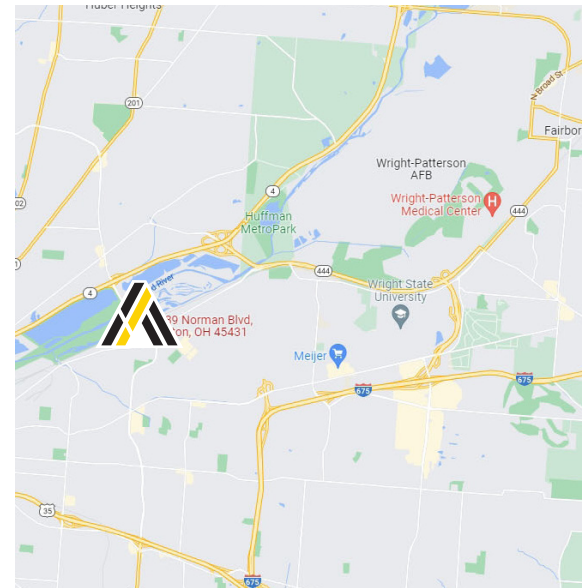


5089 Norman Boulevard

Dayton, Ohio 45431

Property Highlights

- Move-in ready, 6,190± SF office/flex building available for sale in Dayton's east submarket
- 600± SF Warehouse/storage with an 8' OH door
- Very well-maintained with over \$300,000 of improvements completed in 2010 which include new windows, HVAC, ADA compliant restrooms, lighting, back-up generator, and complete office build-out
- Fiber available
- Located across the street from Wright Patterson Air Force Base with easy access to I-675 and SR 35
- Additional 2,034± SF adjacent building also available for sale



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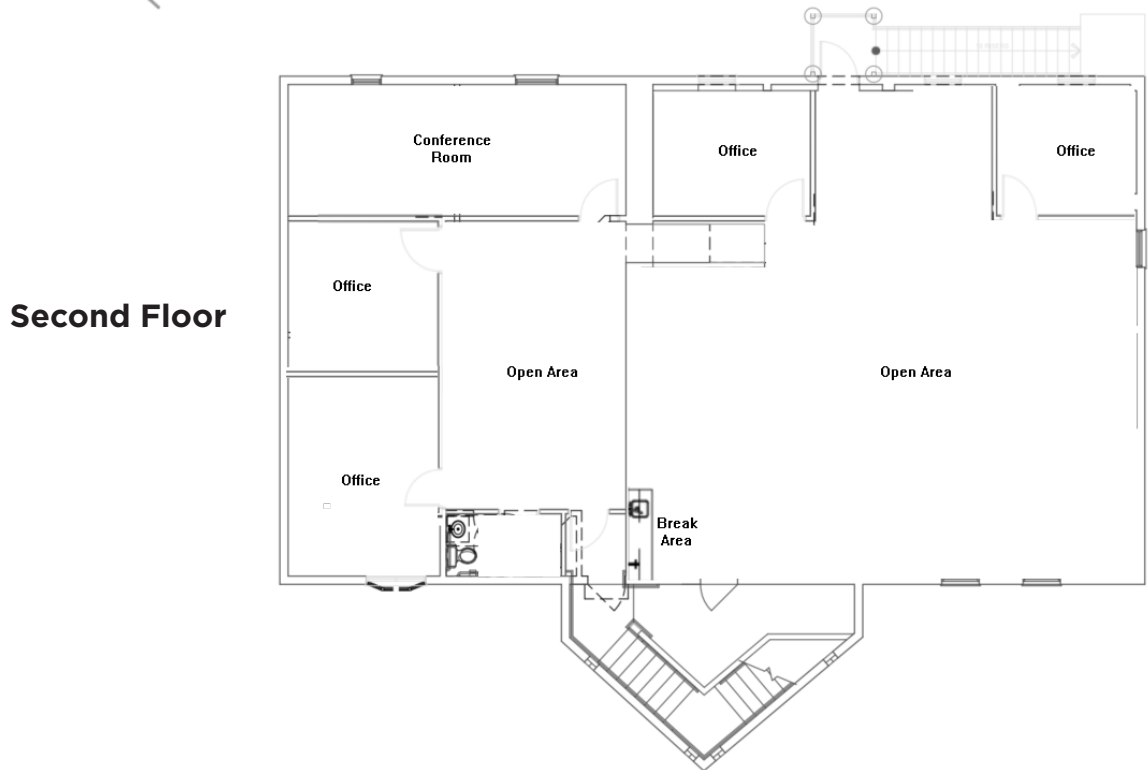
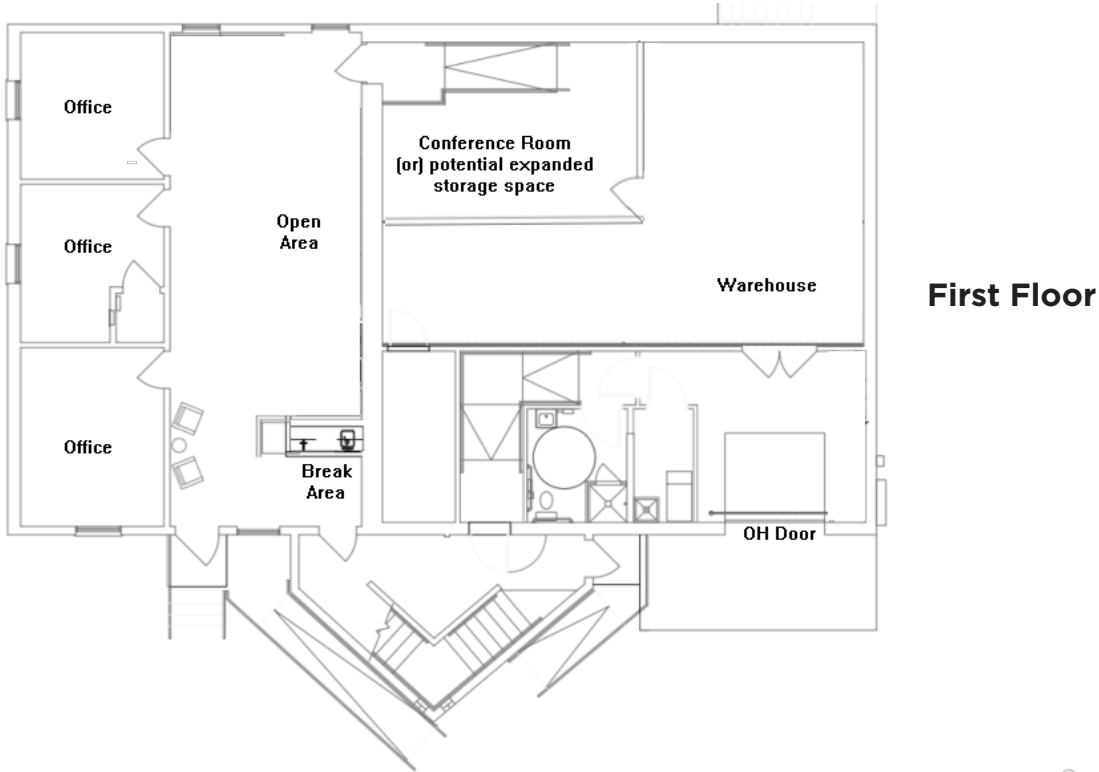
Photos



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Floor Plans



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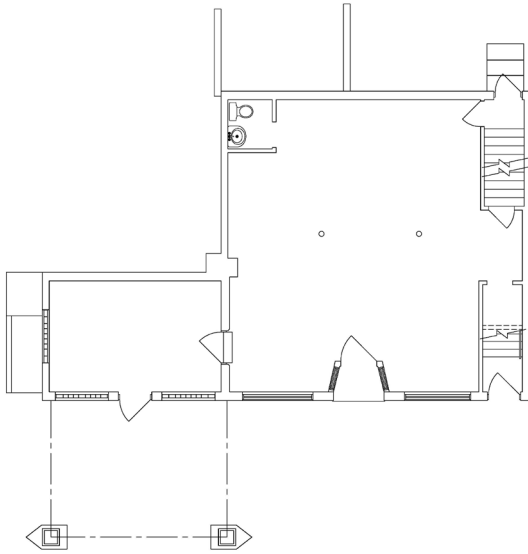
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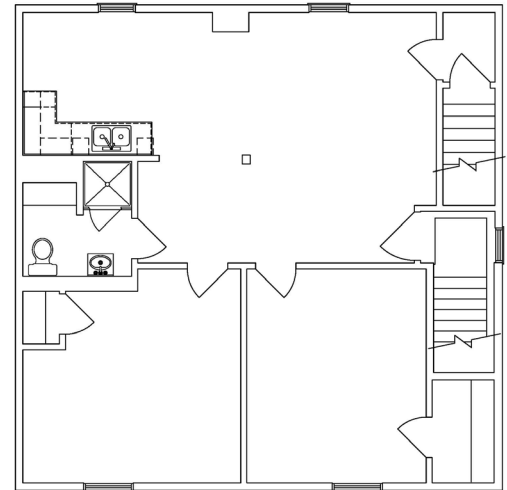
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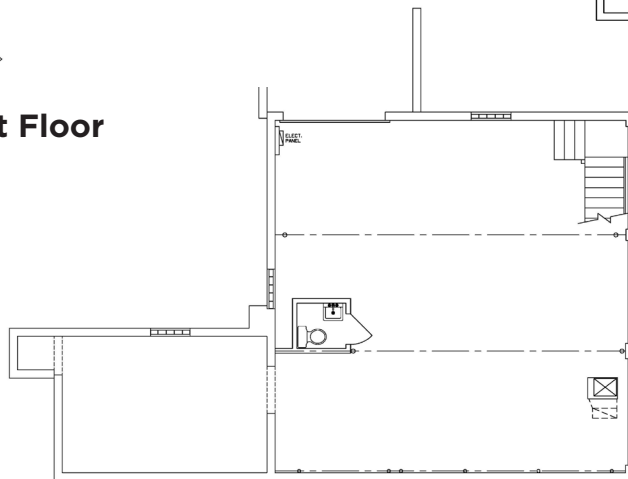
Floor Plans



First Floor



Second Floor



Basement

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