

17,381 SF



1602-1608 Valley St., Dayton, OH 45404

For more information,  
please contact:

**Tim Albro**

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C 937-609-8071

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- **Excellent income potential!**
- Existing retail, office, warehouse and showroom areas.
  - Small offices available, set as executive suite.
- **Truck parts store to remain.**
- Spacious and update lobby area, full kitchen and tiled bathrooms.
- Ample parking in front, side & rear of building, plus an additional adjacent lot.
- Secured gate access and security camera system.
- 8" reinforced concrete surface lot.
  - Capacity to park 100 semi-tractor trailers (80 current leases).
- Attached shop offers a vehicle door (13'6" by 12'1") and enough clearance for a semi-tractor trailer.
- **2 double-sided LAMAR Outdoor Advertising billboards on premises.**
- **2 parcels, total 5.0162 acres**
  - R72 16704 0087, 3.7277 acres
  - R72 16704 0088, 1.2885 acres



Ample parking around  
building, plus additional side lot.



Excellent visibility  
from Route 4.



Large shop area accomodates  
semi-tractor trailers.



8" reinforced concrete lot can  
support 100 semi-tractor trailers.



Secure, fenced lot  
surrounds the property.



2 billboards on-site offer  
additional income potential.





# Flex Building **FOR SALE**

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Additional pictures and drone video available at [www.crestrealtyohio.com](http://www.crestrealtyohio.com)

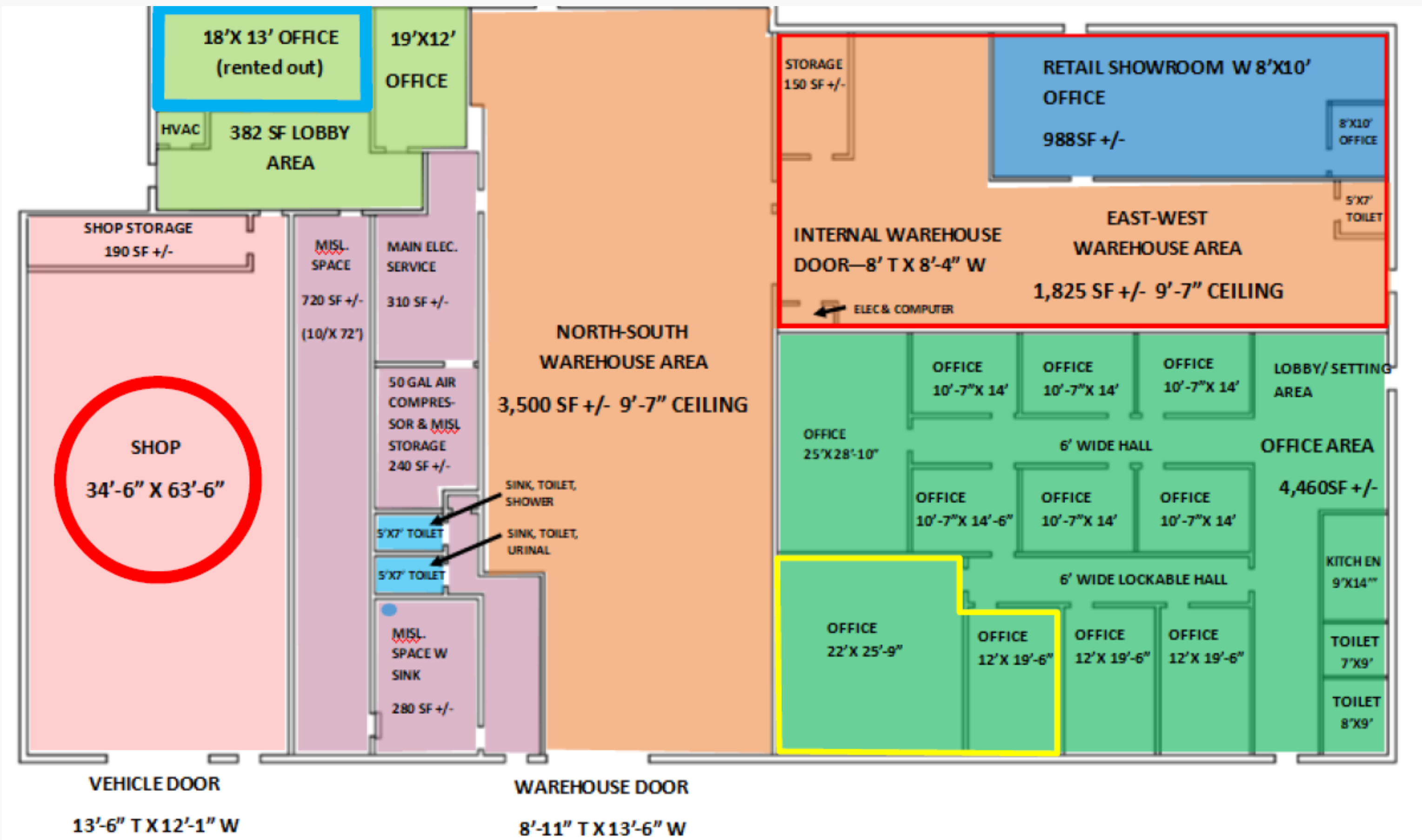
6601 Centerville Business Parkway - Dayton OH 45459 - 937-222-1600 - [www.crestrealtyohio.com](http://www.crestrealtyohio.com)



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