



Warehouse Building

FOR SALE

4395 Springfield St., Dayton, OH 45431



Sale Price: \$1,600,000

100% Leased - Brinks, Inc.
in-place tenant since 1992

Statement of Confidentiality and Disclaimer

This Offering Memorandum (the "Memorandum") has been prepared by Crest Commercial Realty on behalf of the property owner for information purposes only and does not purport to contain all of the information necessary to reach a purchase decision. The information contained herein has been procured from sources considered to be reliable. While we believe the information is accurate, neither Crest Commercial Realty, nor the Owner, nor any of their respective employees or agents, makes any warranty or representation, expressed or implied, as to the accuracy, completeness or adequacy of this information.

This Memorandum is subject to errors, omissions, prior sale, withdrawal, change and/or modification without notice. Nothing contained herein should be relied upon as a promise, recommendation, or representation as to the past or future performance of this property. Each prospective purchaser is to rely upon their own investigations, projections and conclusions as to the advisability of the transaction described herein. Prior to making any offers hereunder, a prospective purchaser should retain the services of a qualified attorney for real estate, tax and other legal advice relative hereto.

This Memorandum is the property of Crest Commercial Realty and may be used only by the parties to whom Crest Commercial Realty delivered the Memorandum or to whom Crest Commercial Realty has approved such delivery. By accepting a copy of this Memorandum, the recipient agrees that neither he/she nor any of his/her employees or agents shall use the information for any purpose other than evaluating the specific transaction described herein, or divulge such information to any other party, or shall return the Memorandum to Crest Commercial Realty immediately upon request. This Memorandum, in whole or in part, may not be photocopied, reproduced, or distributed to others without the prior written consent of Crest Commercial Realty, or Owner, or any of Owner's Affiliates. Crest Commercial Realty, or Owner, of any of the Affiliates expressly reserve the right, at their sole discretion, to reject any or all proposals or expressions of interest in the subject property and to terminate discussions with any party at any time with or without notice.

Brokers, finders and/or any other party shall not be entitled to any commission or other payment whatsoever in connection with the sale of the property described in this Memorandum without a specific written agreement to which Crest Commercial Realty is a party.

THE OFFERING

Crest Commercial Realty is offering for sale the fee simple interest in the sale of the warehouse building at 4395 Springfield St, in the East Dayton Submarket of Dayton, Ohio. The property is located in Montgomery County and zoned I-1, Light Industrial.

The single-story building was built in 1950 and is situated on 1.805 acres. The brick building is 18,669 SF and 100% occupied with long-term tenant, Brinks, Inc.

An in-place tenant since 1992, Brinks Inc. has a current lease term through 2/28/2031. The lease addendum provides for annual rent increases, bringing the current yearly rent from \$116,668 to \$131,325 for months 51-62.

The property is well-maintained and well-secured with easy access and proximity to US-35 & I-675.



EXECUTIVE SUMMARY

4395 Springfield St., Dayton, OH 45431

Offering Price	\$1,600,000
Building Total SF	18,669
Price Per SF	\$85.70
Occupancy	100%
In-Place Income (Pro Forma)	
Total Revenue <i>(Per lease amendment 1/12/2026, year 3)</i>	\$123,787
Total Expenses <i>(Pro-forma, year 3)</i>	\$6,793
Net Operating Income	\$117,014
CAP RATE	7.31%



PROPERTY PROFILE

4395 Springfield St., Dayton, OH 45431

Address	4395 Springfield St.
County	Montgomery
Parcel #	R72217519-0014, 0016
Gross Leasable SF	18,669
Occupancy	100%
Proforma NOI	\$117,014
Acreage	1.805
Year Built	1950, Renovated 1991
Roof System	EPDM Rubber (re-roofed in 2000, 2001, 2002)
Drive-in Doors	Two (2)
Electric	400Amp, 1Ph, 120/240V
Parking	40 Space; Ratio of 2.14/1,000 SF

Lease Details	Third Amendment Signed 1/12/2026
Months 3-4	Annual Rent - \$116,668
Month 15-26	Annual Rent - \$120,181
Months 27-38	Annual Rent - \$123,787
Month 39-50	Annual Rent - \$127,500
Months 51-62	Annual Rent - \$131,325

The roof and HVAC systems are well-maintained and in good condition.

- The property has 4 roof top HVAC systems.
- The warehouse is heated with gas-fired units.
- The office is air-conditioned.

HVAC repair/replacement is the tenant's responsibility per the lease terms.

TENANT PROFILE

4395 Springfield St., Dayton, OH 45431



The Brink's Company (NYSE:BCO) is a leading global provider of cash and valuables management, digital retail solutions, and ATM managed services. Their customers include financial institutions, retailers, government agencies, mints, jewelers and other commercial operations. Brinks, Inc. includes a network of operations in 51 countries and serves customers in more than 100 countries.

History

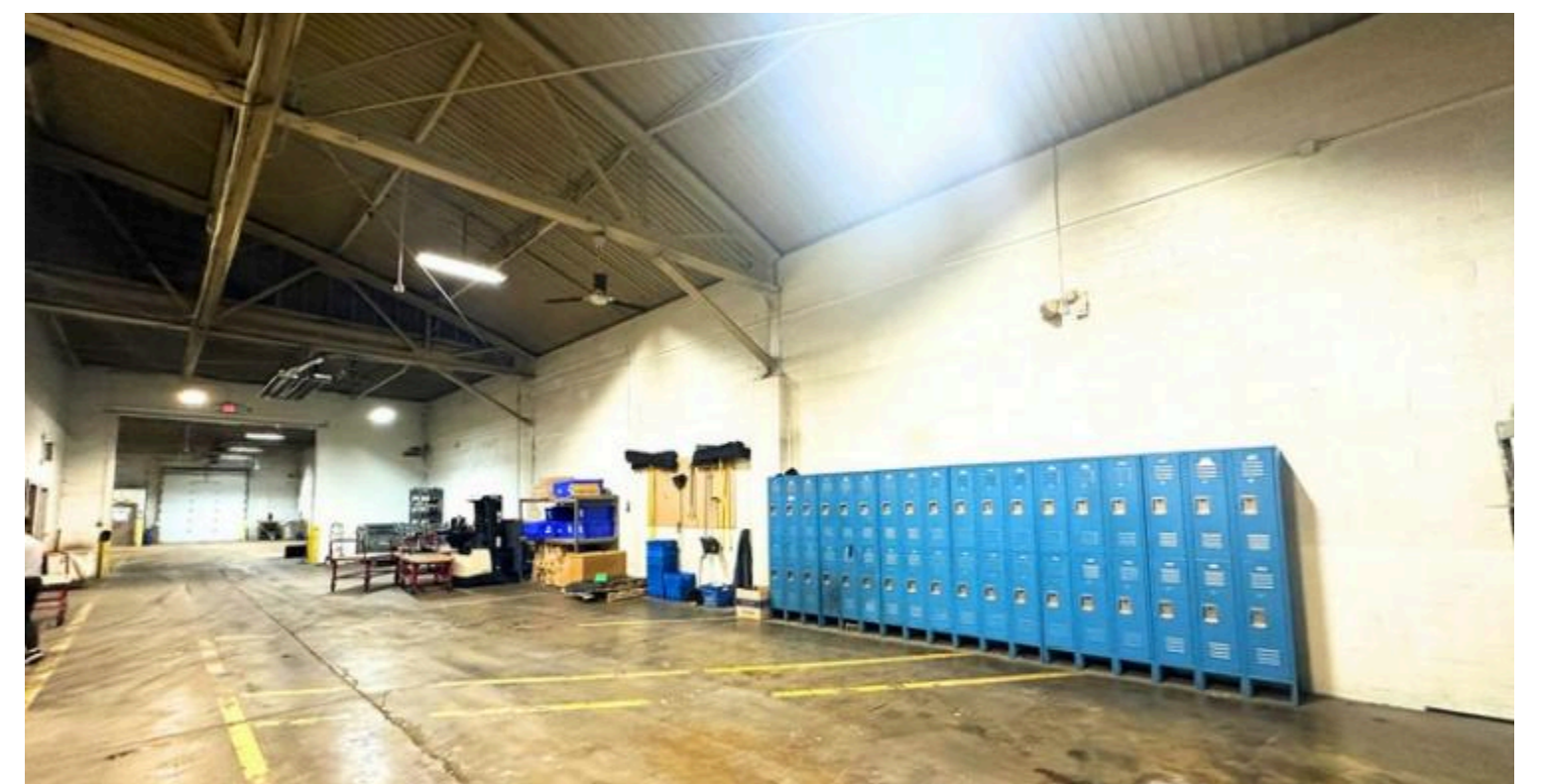
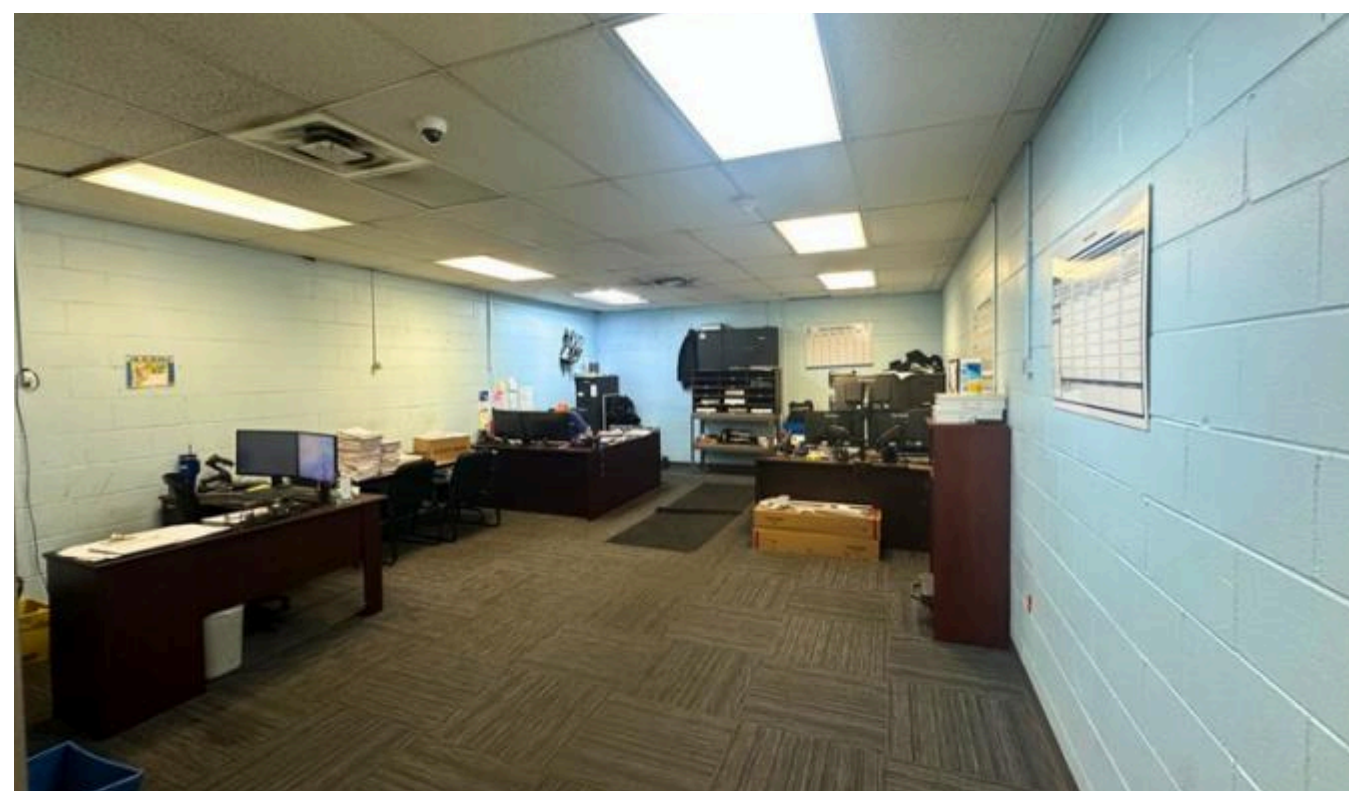
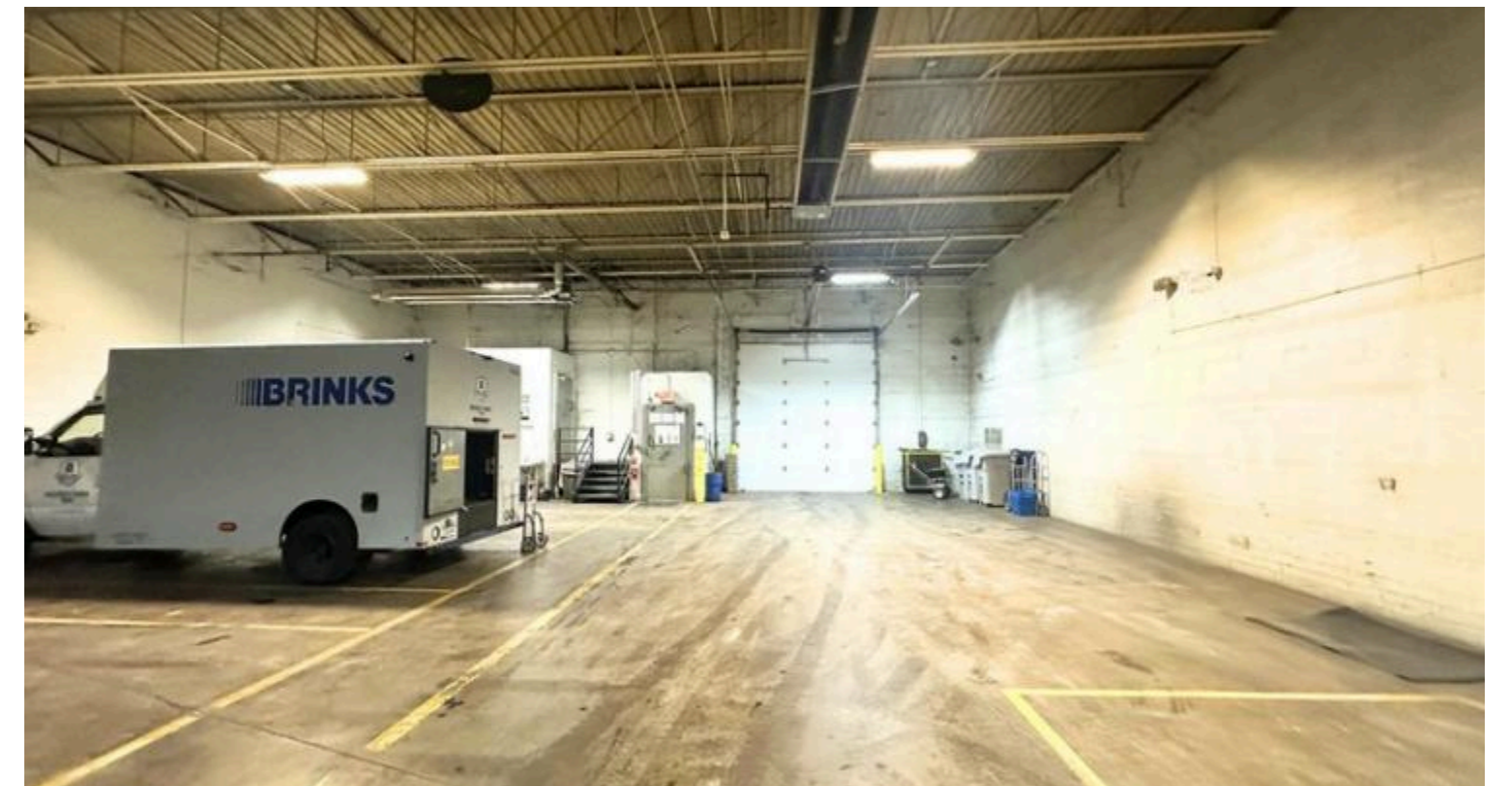
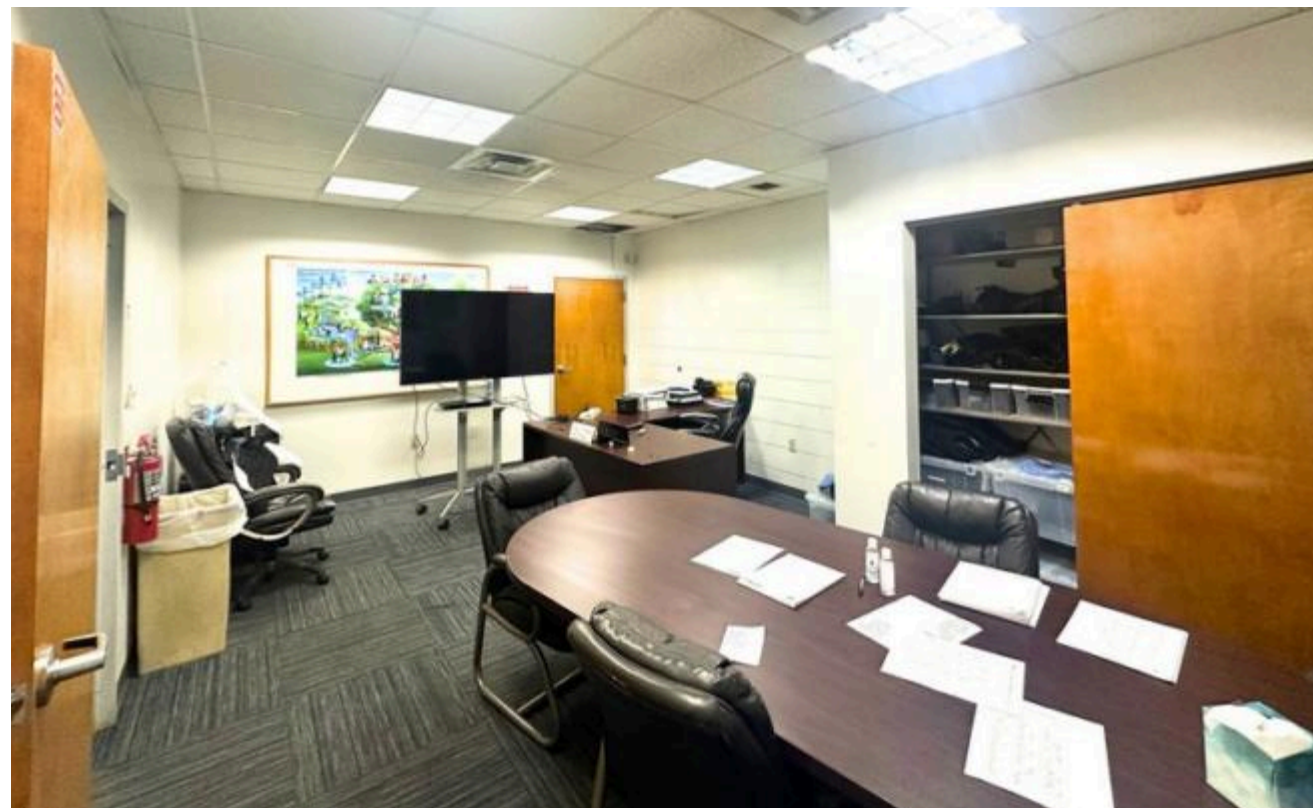
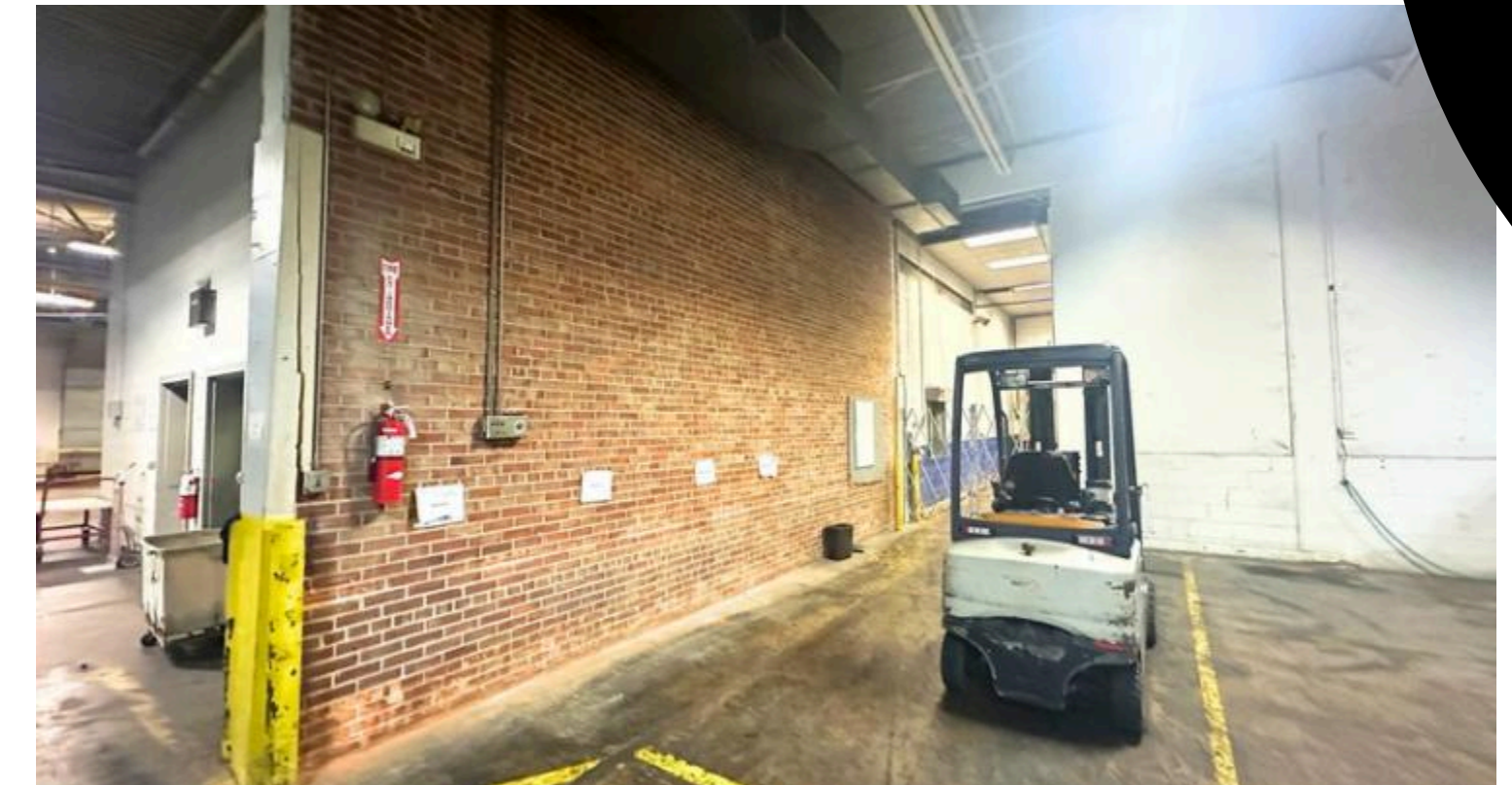
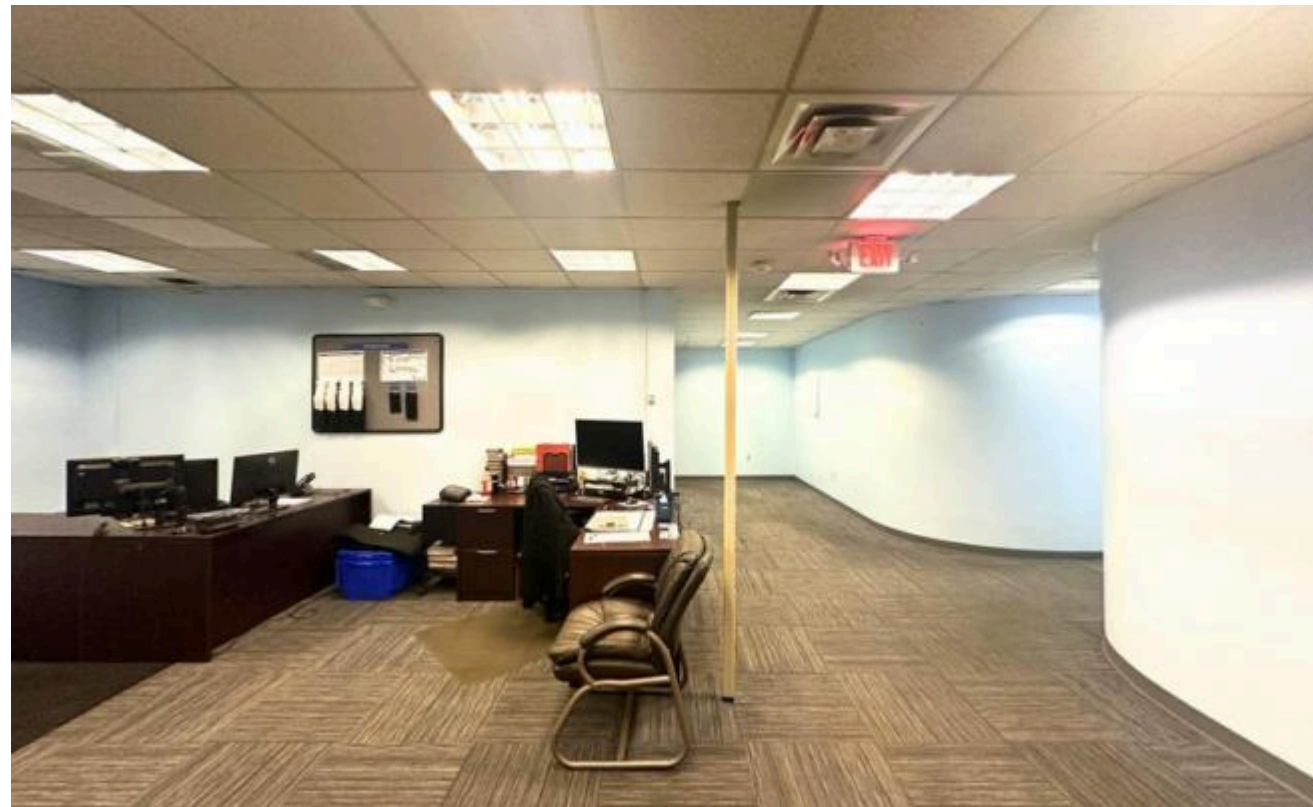
Brinks was founded in 1959 in Chicago as Brink's City Express, moving luggage and parcels with horse-drawn wagons. In 1891 Brinks began to transport silver dollars for a local bank, marking it's pivot to secure transport. The company expanded rapidly and by the 1920's Brinks was the dominant armored-car service in the U.S, serving banks, government mints, and retailers.

In 1962, Pittston, a coal conglomerate, acquired a major stake in Brink's Inc, integrating it as a subsidiary and launching Brink's Home Security in 1983. This arm of the business merged with ADT in 2010. Pittston eventually divested its coal assets and changed its name to The Brink's Company in 2003.

Brinks, Inc. has been a tenant at 4395 Springfield St. since 1992.

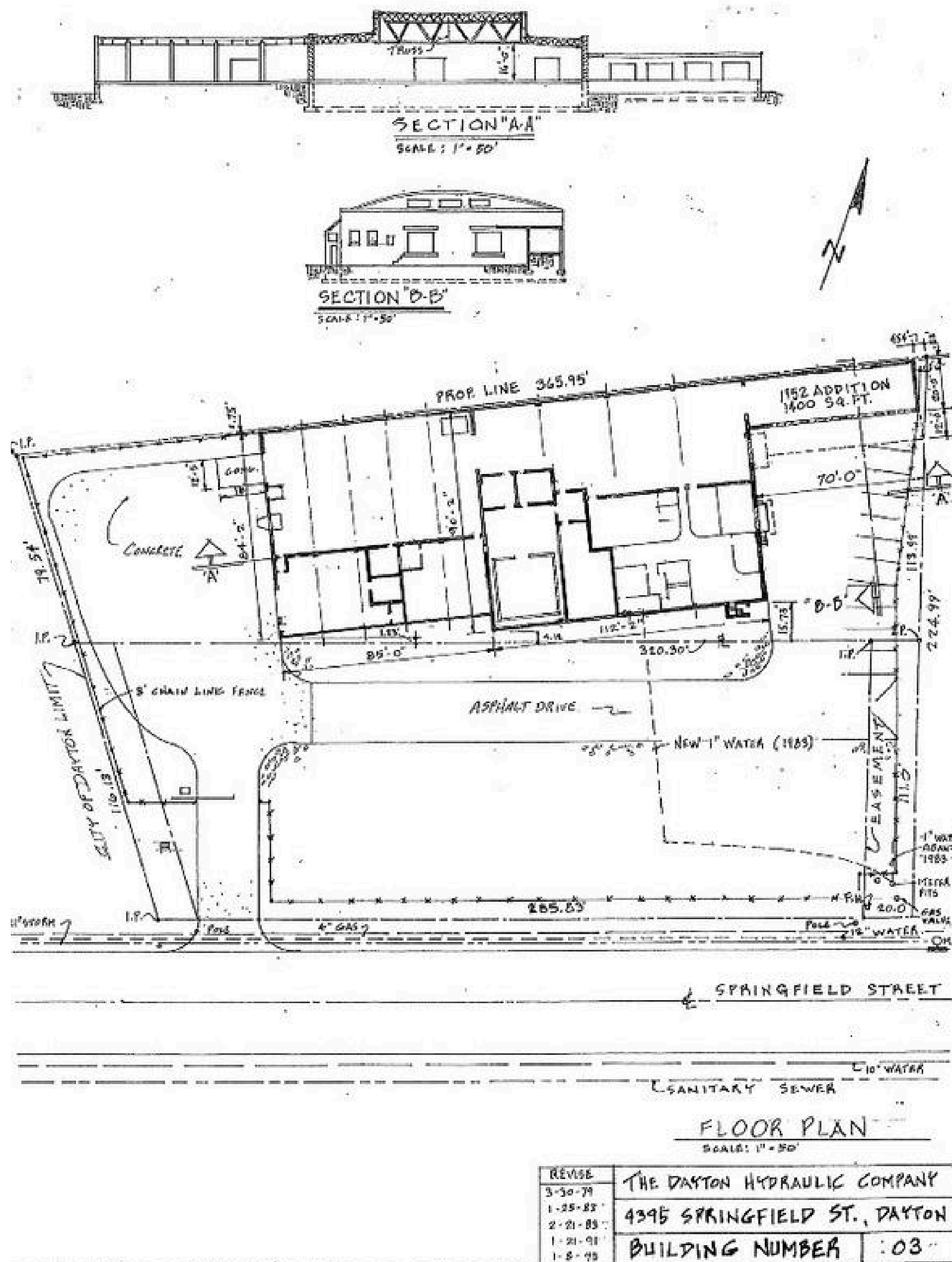
Interior

4395 Springfield St., Dayton, OH 45431



FLOOR PLAN

4395 Springfield St., Dayton, OH 45431



SITE PLAN

4395 Springfield St., Dayton, OH 45431



Parking: 40 Space; Ratio of 2.14/1,000 SF

DEMOGRAPHICS



Population

2024 Population
2029 Projection

2-mile

34,389
34,434

5-mile

206,179
207,867

10-mile

525,711
528,250



2024 Households
2029 Projection

14,112
14,114

86,439
87,165

221,867
222,879

Household Income

2023 Avg Household Income

\$93,955

\$98,472

\$87,017



Housing & Income

2024 Medium Home Value
2024 Medium Household Income

\$72,519
\$41,068

\$122,879
\$49,356

\$158,437
\$58,169

*Demographics provided by CoStar Group, www.costar.com, 2024 dataset





Tony Taylor

Commercial Real Estate Advisor
937-222-1600, ext 103
ast@crestrealtyohio.com | 937-776-0419

