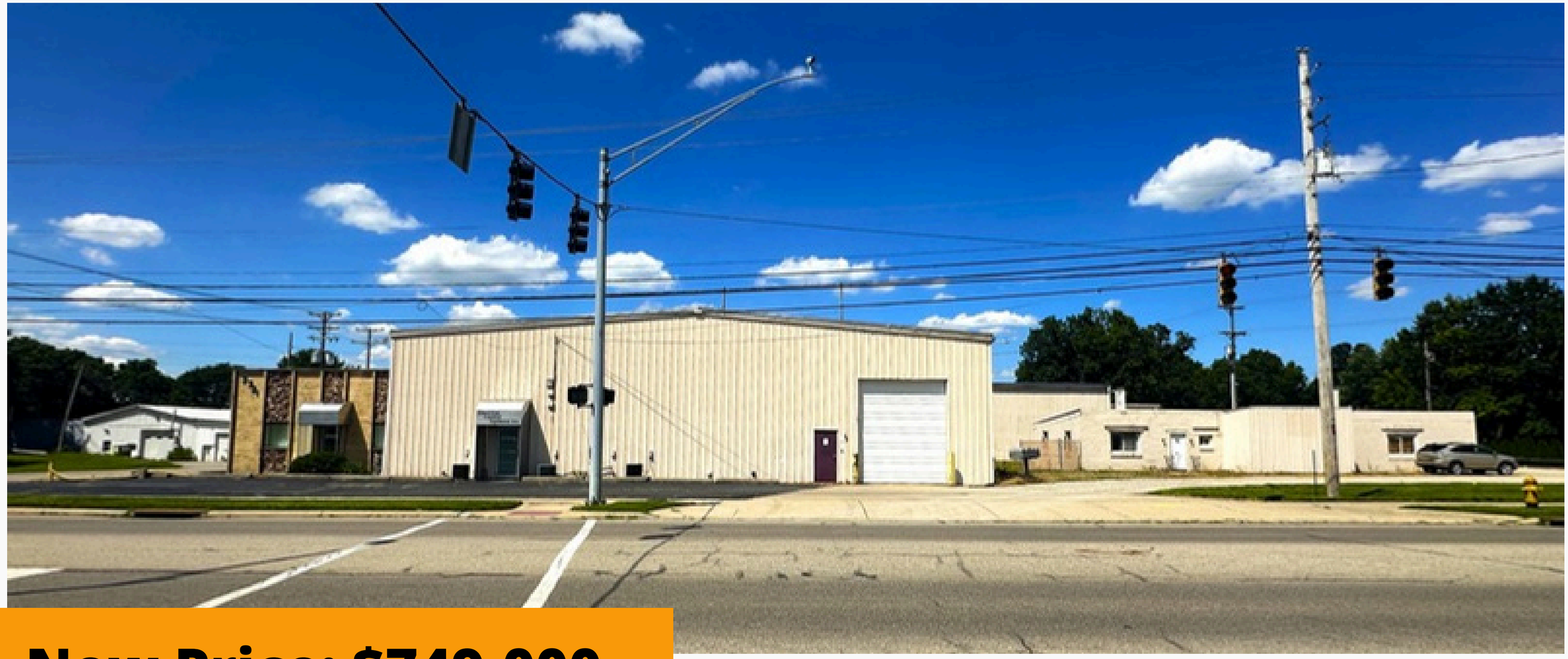
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# Flex | Industrial | Warehouse

**FOR SALE**

## Large Industrial Building + (2) Outbuildings



**New Price: $749,000**

3731 W. Alexandersville Bellbrook Rd., Dayton, OH 45449

# Property Highlights

This large industrial warehouse offers 18,234 SF in the main building, plus two (2) outbuildings buildings that provide an additional 5,091 SF for a total of 23,325 SF on 1.4516 AC. The prominent location offers excellent access and proximity to I-75. Formerly home to Electrical Control Systems, Inc, the property is zoned M1-Business Park. Appropriate uses include light manufacturing, warehouse or industrial.

- 3731 is flexible warehouse with overhead door, dock, office and ample storage.
  - 18,234 SF
  - 3-phase, 230 amp power
  - Two (2), 2-ton cranes
  - Ceiling clear height 14'
- 3715 W. Alex Bell is 2,400 SF with 2 garage doors - vacant and in shell condition.
- 3715B is 2,340 SF with flexible open space, an overhead door, dedicated office and employee break room.
- Two (2) short-term tenants offer $1,700/month income.

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**Prime Industrial Building at a Signalized Intersection**

This expansive industrial building, located at a signalized intersection, offers flexible space ideal for a range of uses.

**First Floor Features:**

- An office entrance vestibule
- Restroom facilities
- Large open warehouse area with high ceilings and drive-in access.
- Ample lighting and easy accessibility

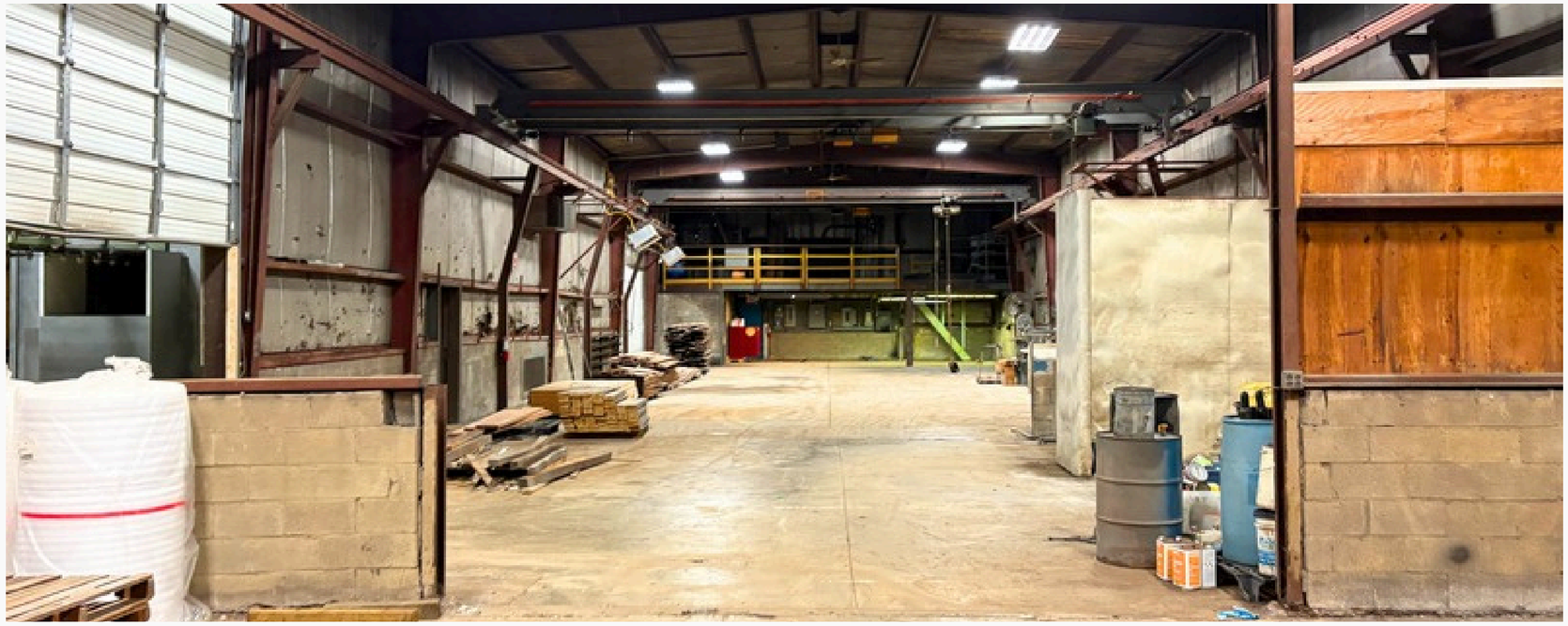
**Additional First Floor Space:**

- Dock access
- Extra storage
- Front office area with a separate entrance

**Second Floor Includes:**

- Additional office space
- A large storage area accessible through an overhead warehpuse door and adjacent office space.













# 3731B W. Alexandersville Bellbrook Rd

3731B includes a dedicated entrance, 2 private office and a large common room with separate entrance. Additional storage space with access to the side dock. A bonus office space features high ceilings and flexible space. May be absorbed into the main warehouse area.







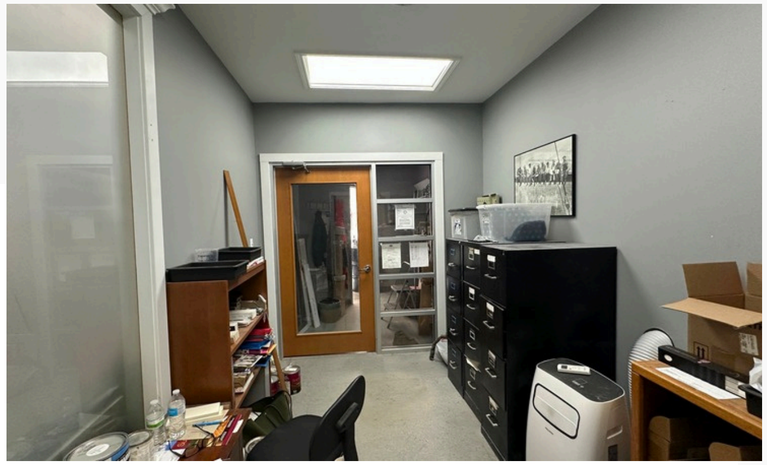


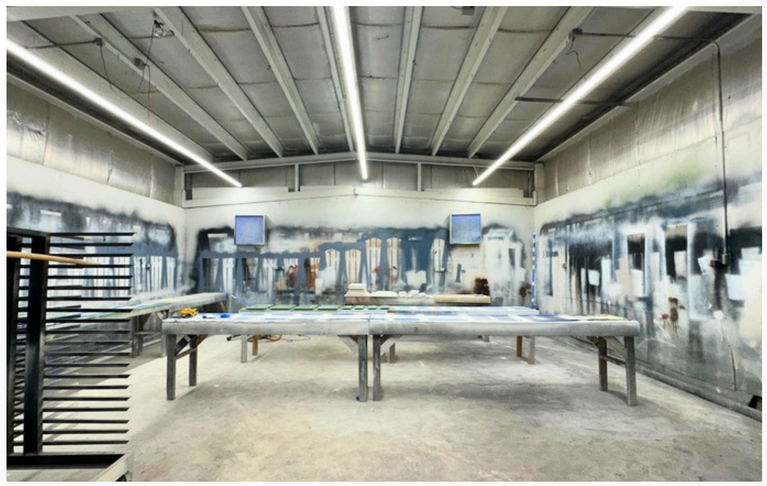





## 3731C W. Alexandersville Bellbrook Rd

3715C includes a dedicated entrance, overhead door and open, flexible space. The building also includes a private office and employee break room. Large entrance provides ample parking for trucks and easy access. Currently occupied.



















S&P
Painting



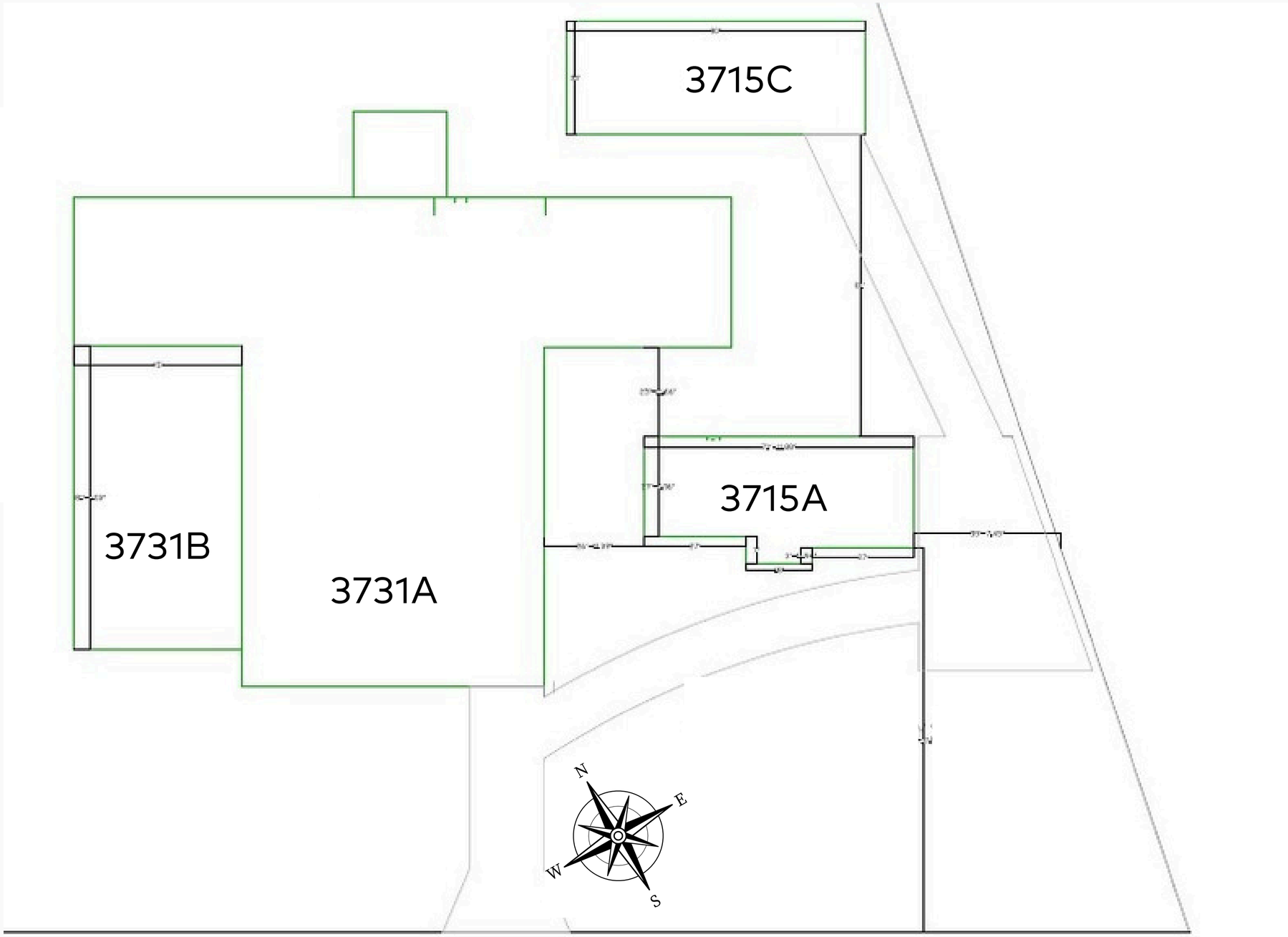






# SITE PLAN

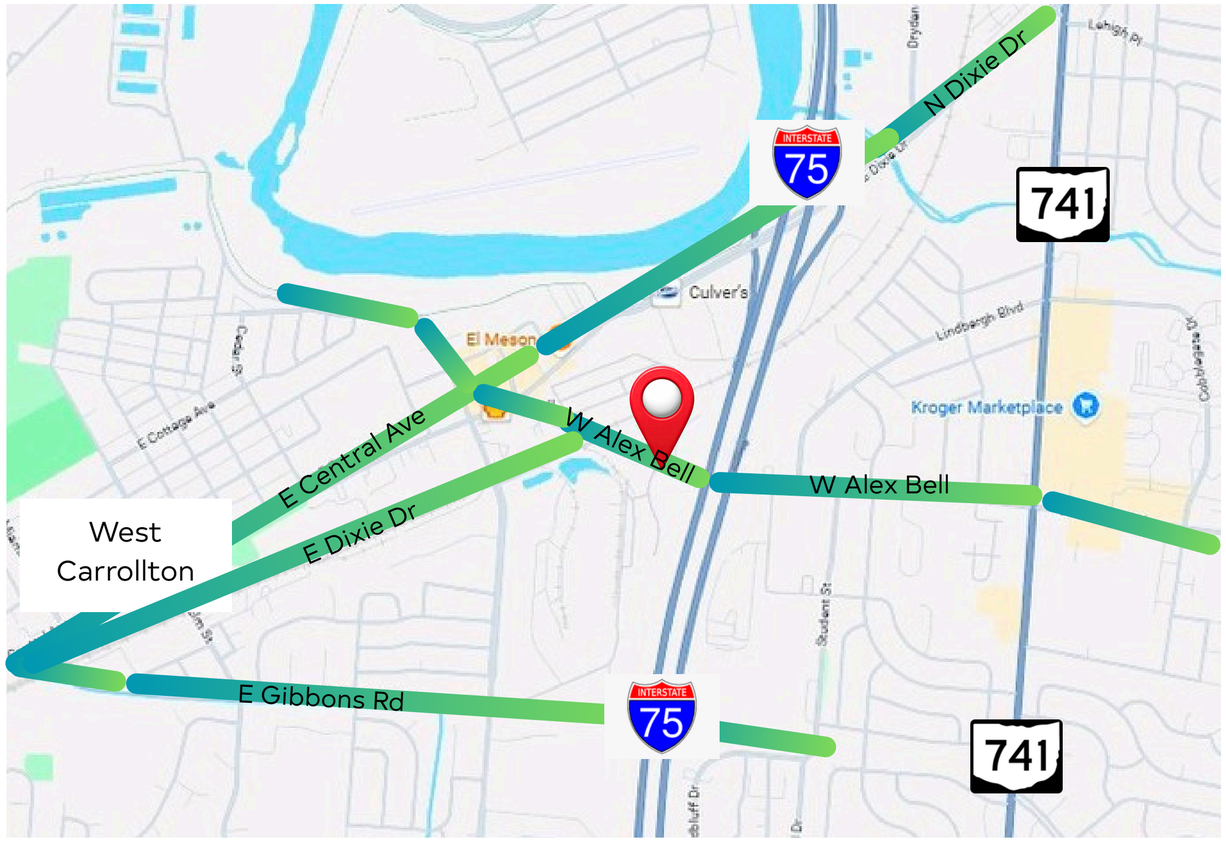
**3715-3731 W. Alexandersville Rd**



# SITE PLAN

## 3715-3731 W. Alexandersville Rd







Parcels: K48-00306060010,0011,0019

# DEMOGRAPHICS

## 3715-3731 W. Alexandersville Rd

| | 2-mile | 5-mile | 10-mile |
|---|---|---|---|
| **Population** | | | |
| 2025 Population | 29,171 | 130,618 | 494,756 |
| 2030 Projection | 28,834 | 129,661 | 501,152 |
| **Households** | | | |
| 2025 Households | 12,835 | 57,166 | 207,840 |
| 2030 Household Projection | 12,679 | 56,759 | 210,434 |
| **Housing & Income** | | | |
| 2025 Medium Home Value | $175,526 | $230,101 | $210,583 |
| 2025 Medium Household Income | $ 80,922 | $ 95,667 | $ 89,913 |

West Carrollton is a city in located in Montgomery County. A suburb of Dayton, Ohio, West Carrollton is close to Miamisburg, Moraine and Kettering. The Great Miami River runs through the town and forms most of its northern border. The location offers proximity to I-75 and is just 10 minutes from downtown Dayton.

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