



Flex | Industrial | Warehouse

FOR SALE

Large Industrial Building + (2) Outbuildings

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



Sale Price: \$850,000

3731 W. Alexandersville Bellbrook Rd



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.

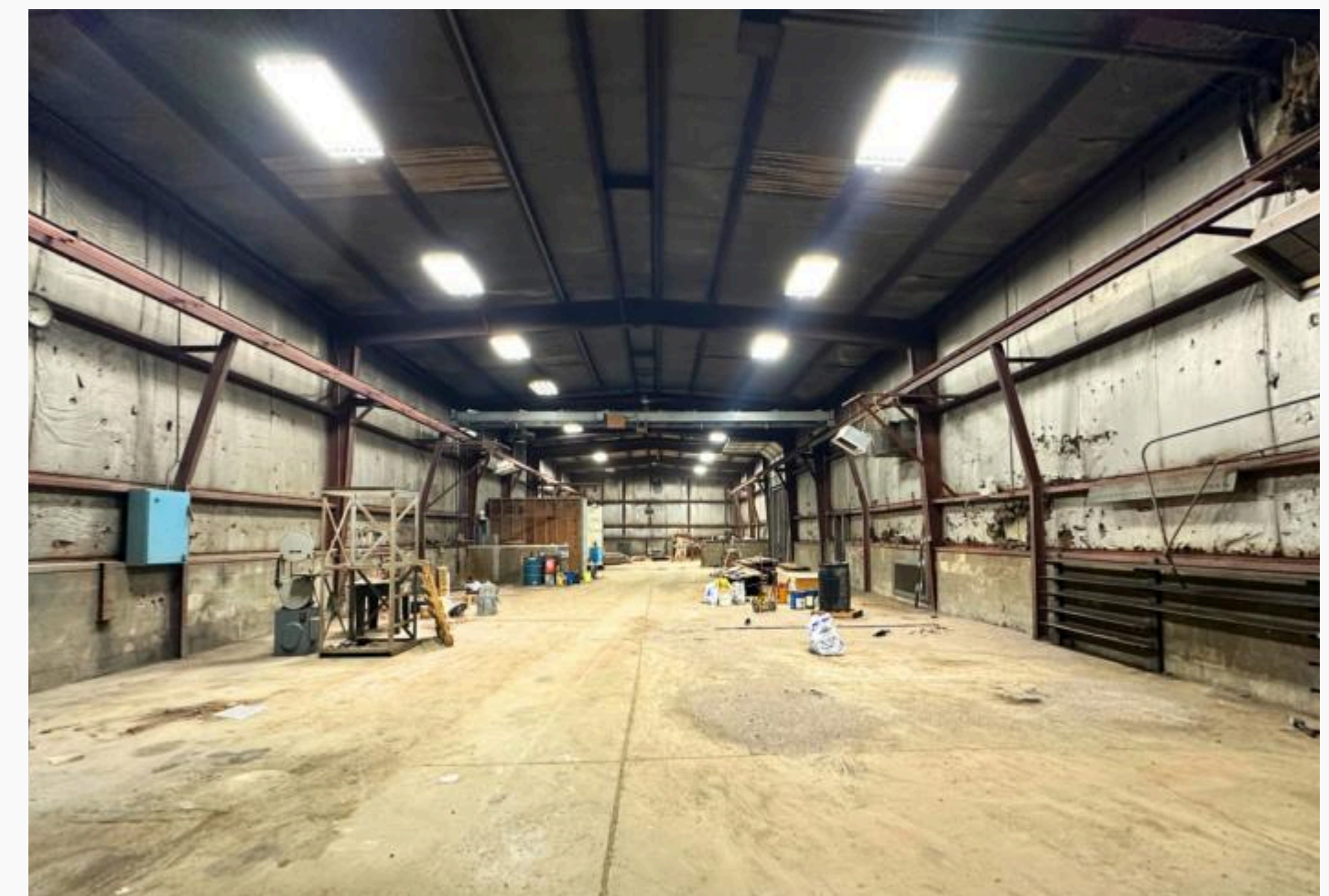
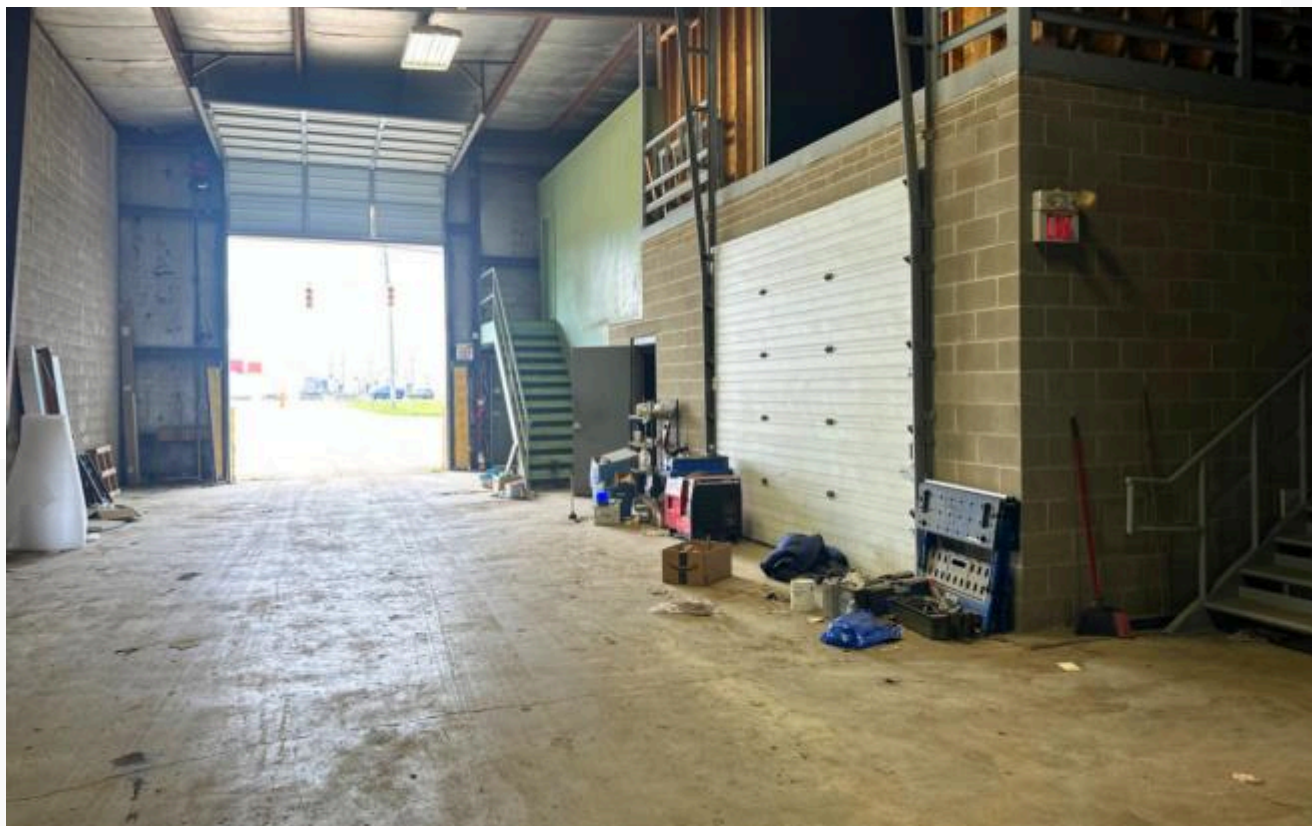
Property Highlights

- 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.



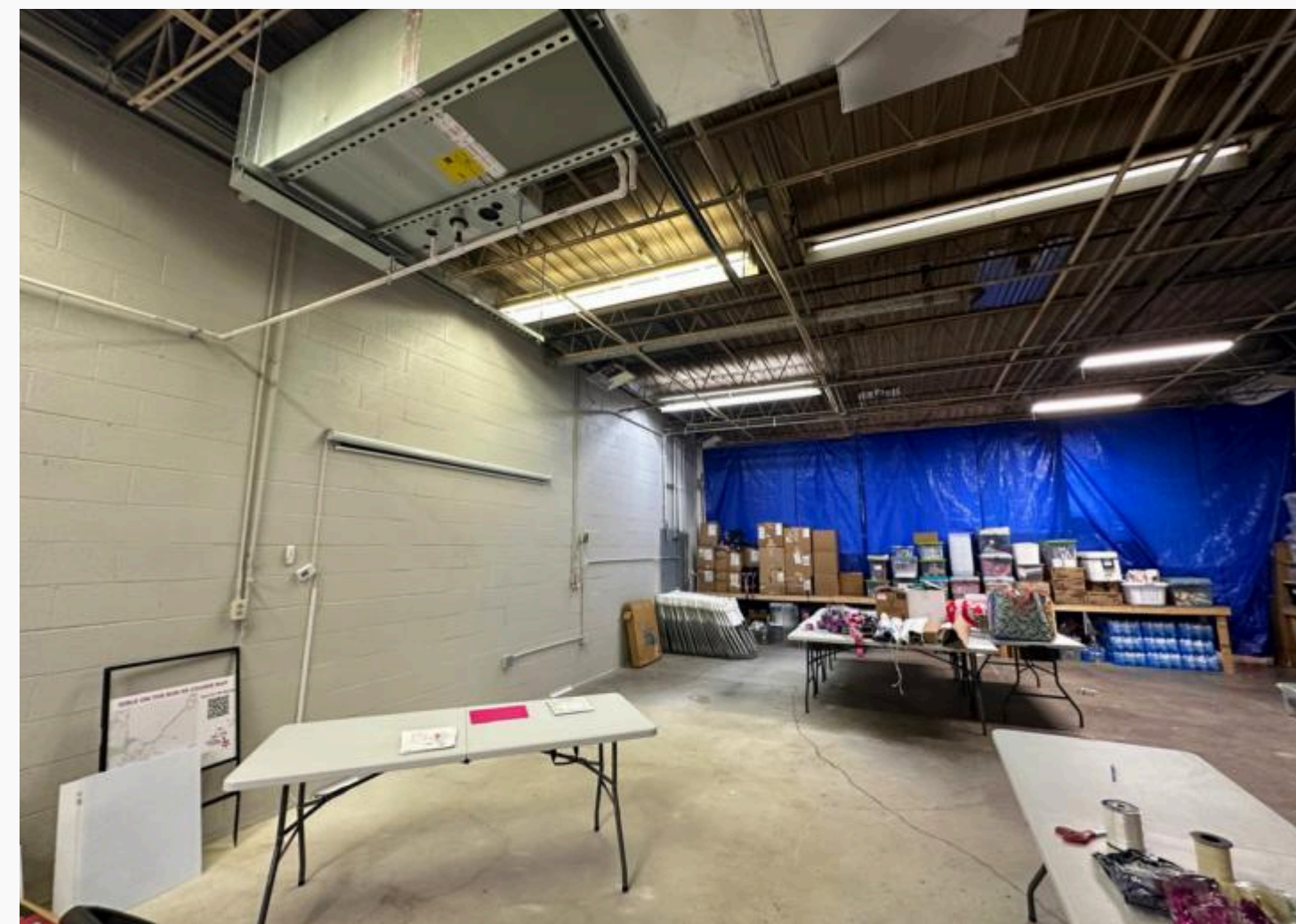
3731 W. Alexandersville Bellbrook Rd

Positioned at a signalized intersection, the large industrial building offers flexible space for a variety of uses. The first floor includes an office entrance vestibule, restroom facilities and additional storage. The property includes second floor office space and storage with overhead door access.



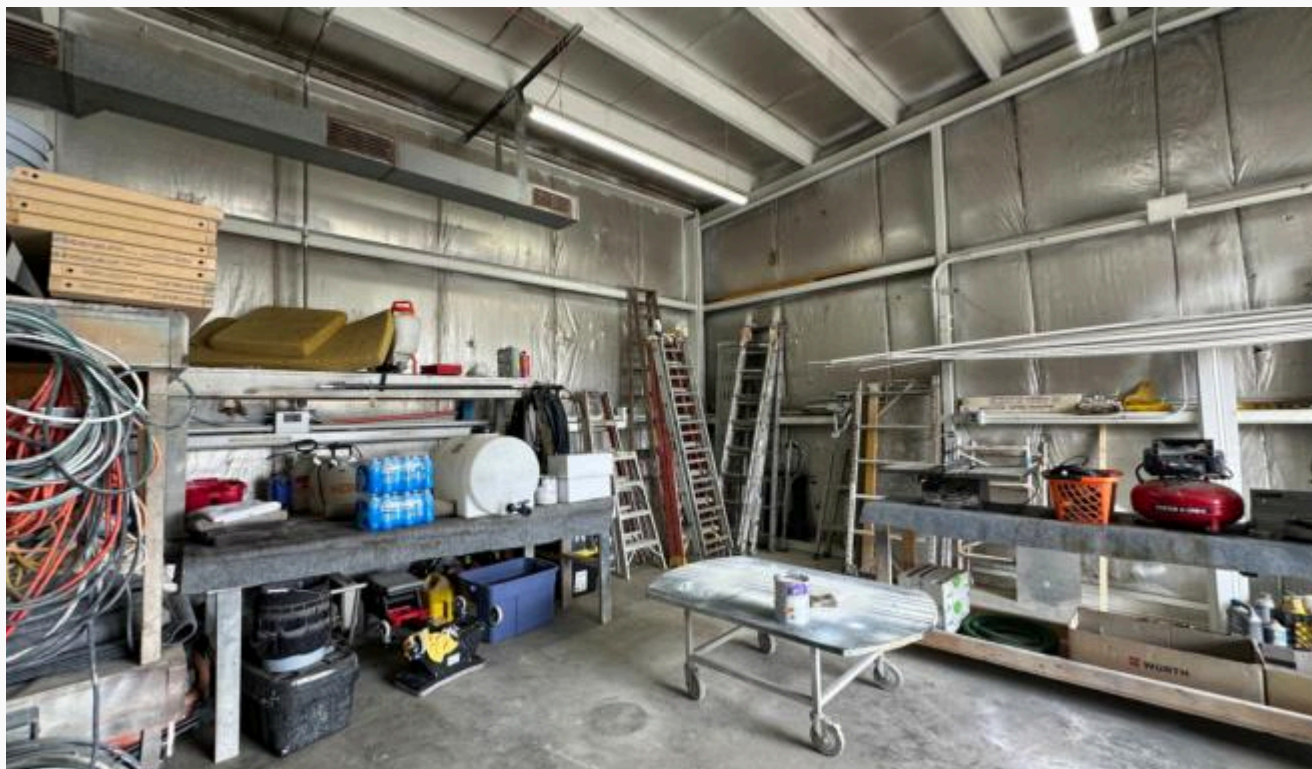
3731B W. Alexandersville Bellbrook Rd

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.



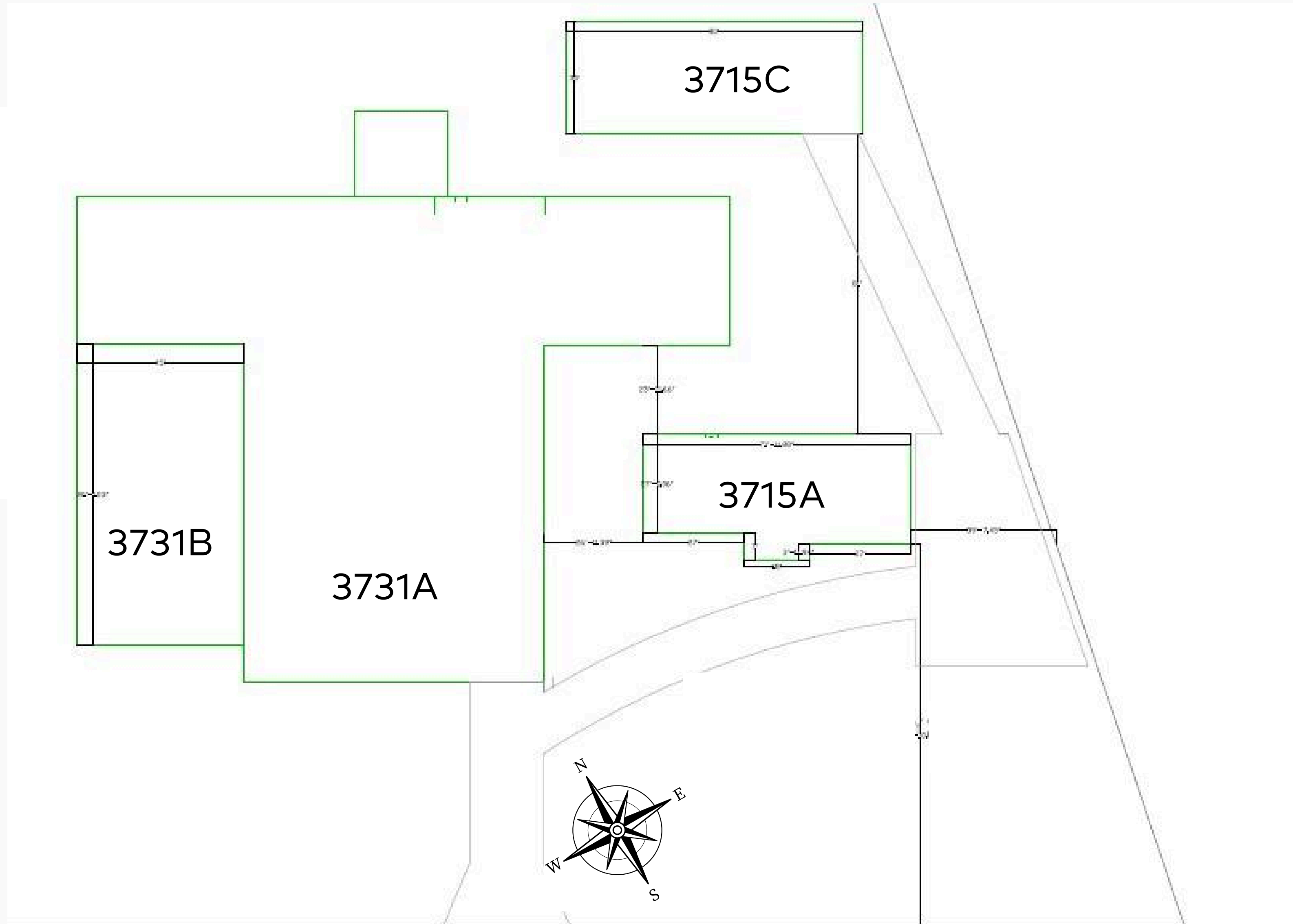
**3731C W. Alexandersville
Bellbrook Rd**

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.



SITE PLAN

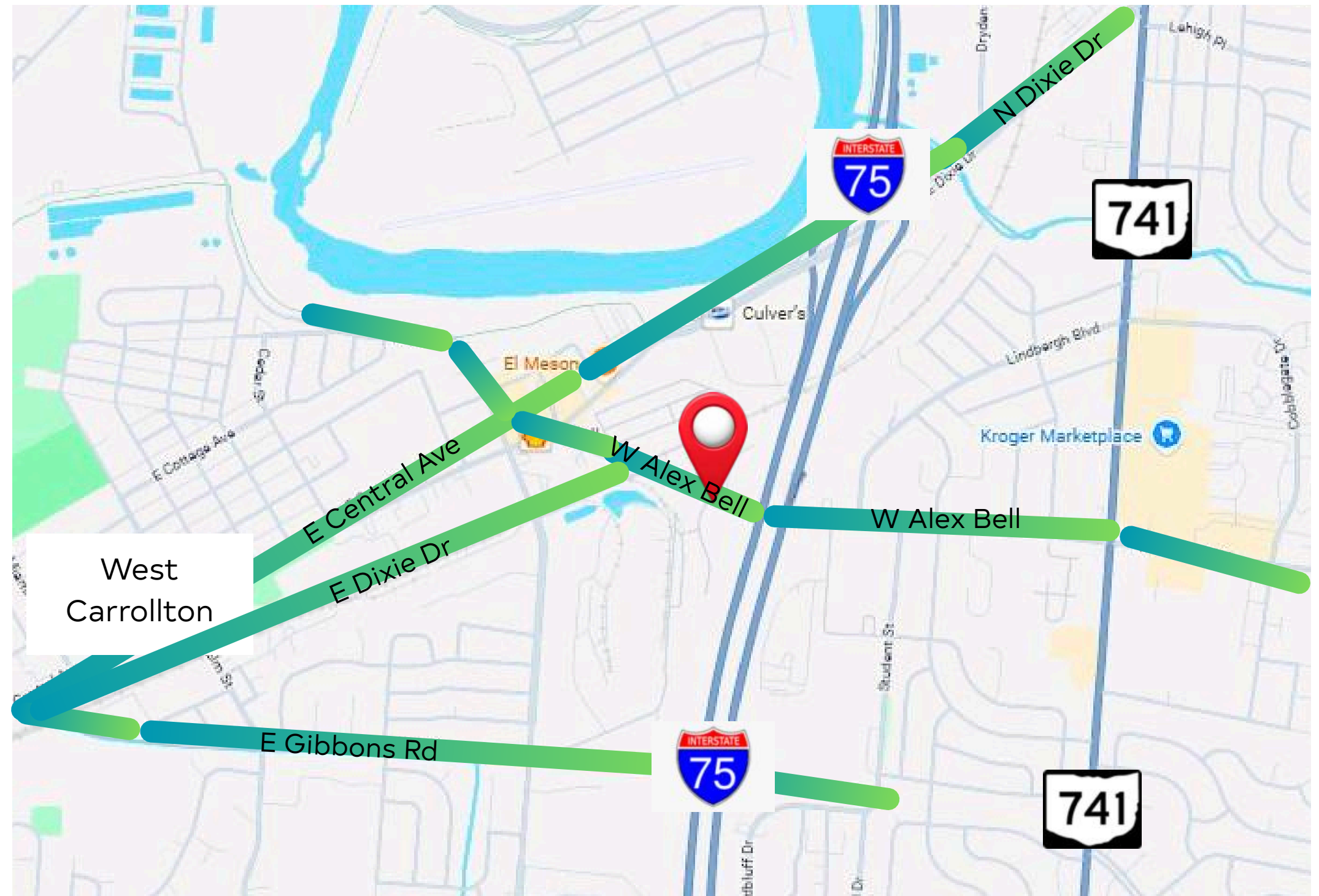
3715-3731 W. Alexandersville Rd



Alex Bell Road

SITE PLAN

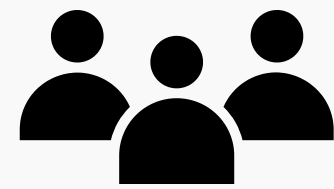
3715-3731 W. Alexandersville Rd



Parcels: K48-00306060010,0011,0019

DEMOGRAPHICS

3715-3731 W. Alexandersville Rd



Population

2025 Population
2030 Projection



Households

2025 Households
2030 Household Projection



Housing & Income

2025 Medium Home Value
2025 Medium Household Income

	2-mile	5-mile	10-mile
2025 Population	29,171	130,618	494,756
2030 Projection	28,834	129,661	501,152
2025 Households	12,835	57,166	207,840
2030 Household Projection	12,679	56,759	210,434
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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