



Flex Industrial Building on approx 6 acres

FOR SALE or LEASE

4820 Wolf Rd., Dayton, OH 45416

NEW PRICE \$275,000

Former E-Check Facility

Flex/warehouse is 12,283 SF with 13 drive-in doors.

Lease Rate: \$4/SF, tenant pays utilities and maintenance.



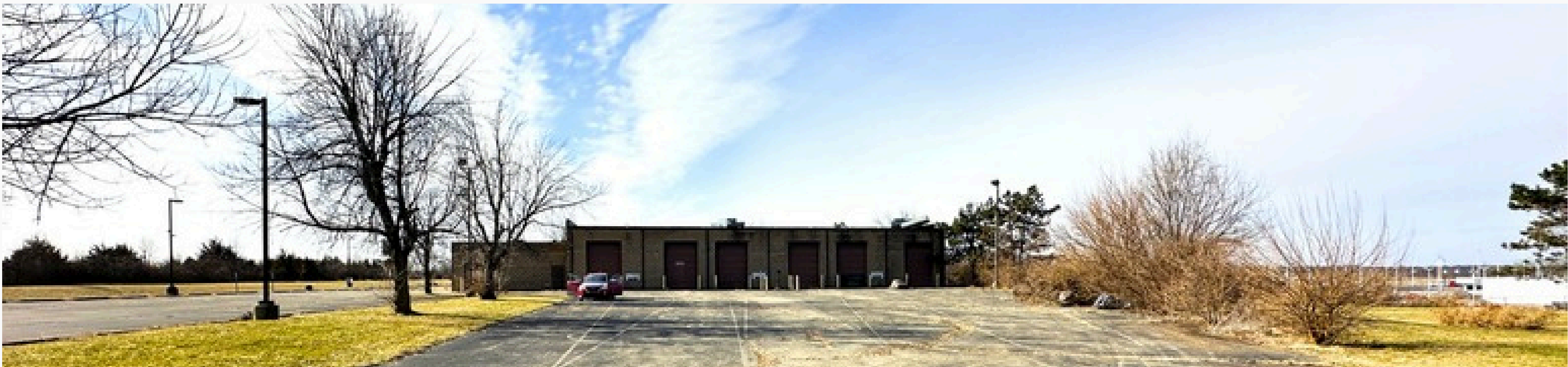
4820 Wolf Road

Property Overview

Previously an E-Check facility, the second building is located at the back of the property with direct access from Wolf Road. Constructed in 1991, this expansive industrial space encompasses 12,283 square feet and features 13 drive-in doors, allowing for versatile usage. The building is well-lit, provides ample parking, and ensures easy accessibility.

Property Highlights:

- 12,283 square feet of space
- Updated electrical system
- Gas heaters installed throughout
- Thirteen (13) overhead, drive-in doors
- Private setting with sufficient parking and convenient access
- Current zoning is B-2, with a pending process for modification to B-4.
- No trucking or outside storage is currently permitted.
- The new owner will be responsible for parcel division.
- Offered FOR SALE at a price of \$275,000
- Available FOR LEASE at \$4/SF - tenants responsible for utilities and maintenance.



SITE PLAN

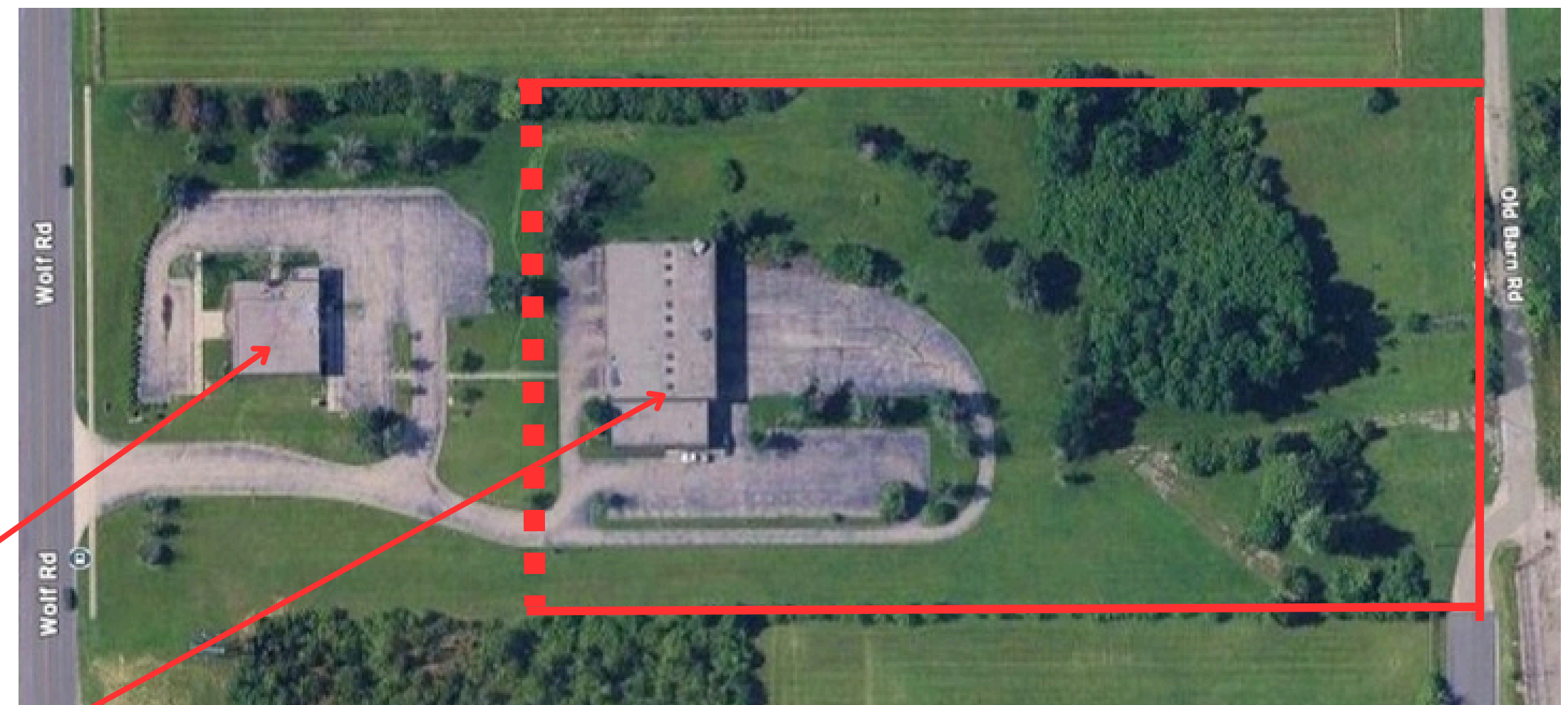
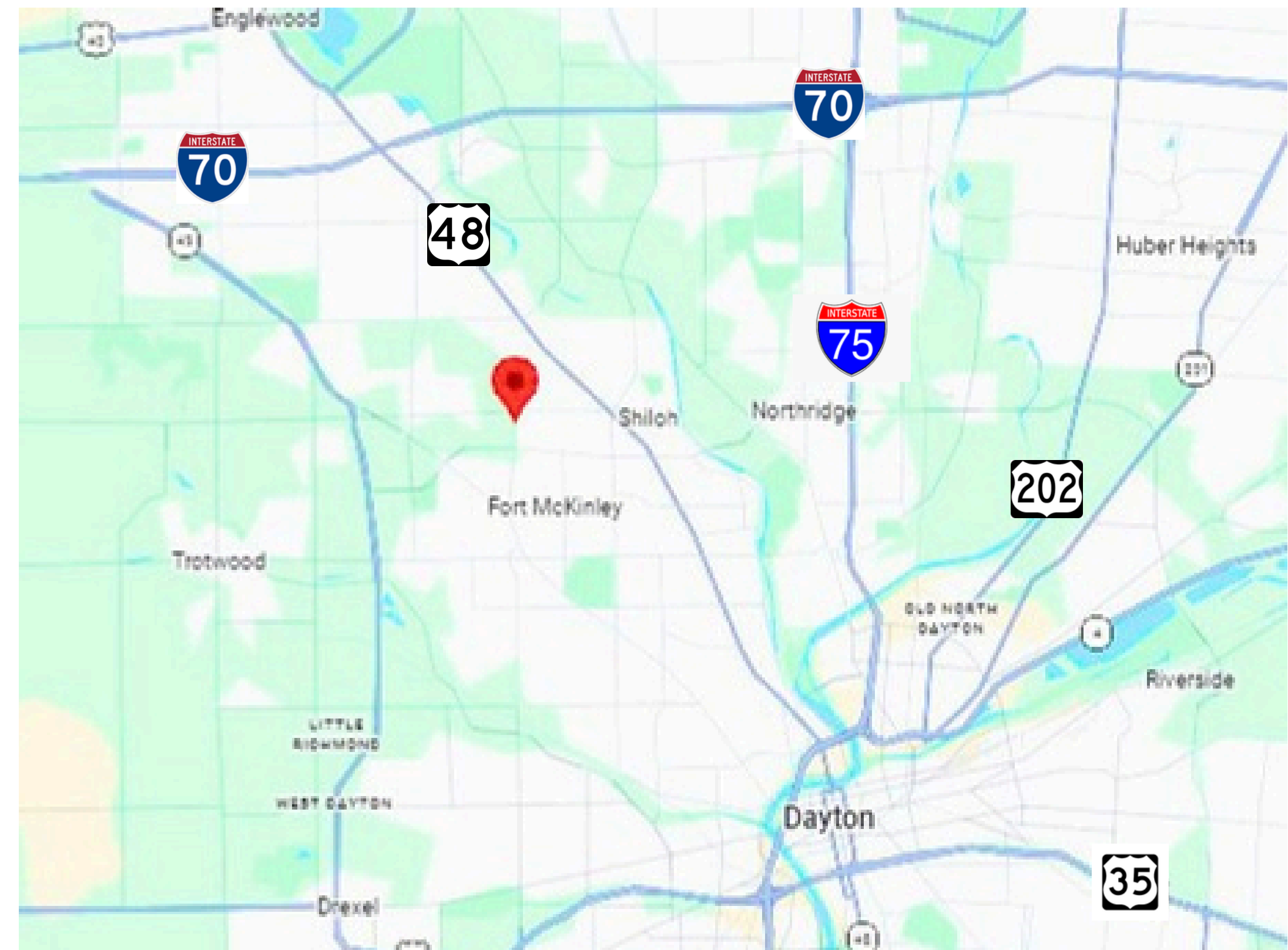
4800-4820 Wolf Road



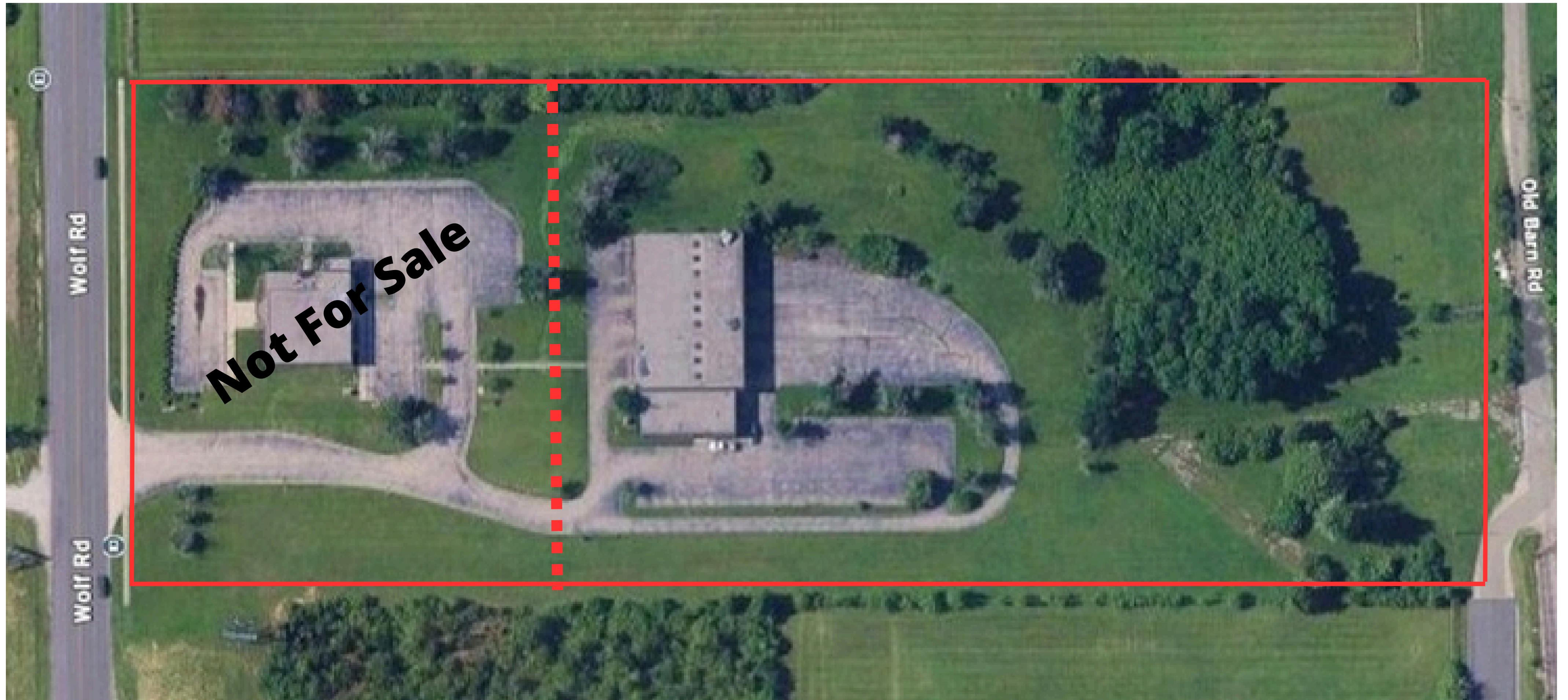
Parcel: E20 01007 0079 / 8.72 AC

4800-4810 Wolf Road - Office - 3,762 SF (not available)

4820 Wolf Road - Flex/Industrial - 12,283 SF - Former E-Check



SITE PLAN



4820 Wolf Road - Flex/Industrial - 12,283 SF - Former E-Check

4800-4810 Wolf Road - Office - 3,762 SF

DEMOGRAPHICS

4800-4820 Wolf Road



Population

2024 Population
2029 Projection

2-mile	5-mile	10-mile
24,851	139,744	397,753
24,856	140,774	397,871



Households

2024 Households
2029 Household Projection

11,221	60,983	167,505
11,080	61,413	167,493



Housing & Income

2024 Medium Home Value
2024 Medium Household Income

\$121,428	\$109,474	\$138,787
\$43,605	\$42,671	\$52,741

Harrison Township is one of nine townships of Montgomery County. Most of Harrison Township has been incorporated into the City of Dayton. As of the most recent census, the population of Harrison Township was over 21,000. Offering a unique blend of urban, rural, and metropolitan areas. The township offers proximity to Wright Patterson Air Force Base and is just 8 miles from the James M Cox Dayton International Airport. Larger metropolitan areas in Columbus and Cincinnati are just 60-75 miles in either direction.



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