

# Industrial Space for Sale

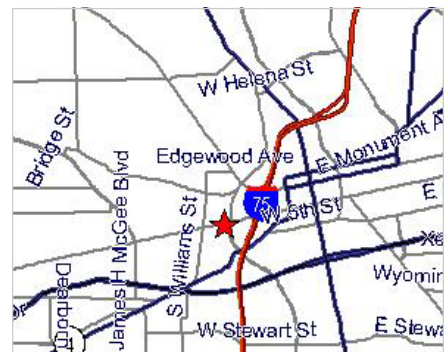
**RICHARD**  
**FLAGEL REALTY**  
INC.  
RETAIL • OFFICE  
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**Own a Piece of Dayton's History**  
**800 W. Third St.**  
**Dayton, OH 45407**

- ~~\$250,000~~ Price Reduced! NOW \$100,000
- East of the gateway into the Wright-Dunbar District
- Traffic Count - over 16,000 cars per day
- Revitalization Area
- Site is 3/4 of an acre +/-, vacant lot of approx. 1/3 acre available at additional cost
- Great for: Mixed use retail/residential lofts, museum, childcare/adult daycare, hardware store, historical bookstore



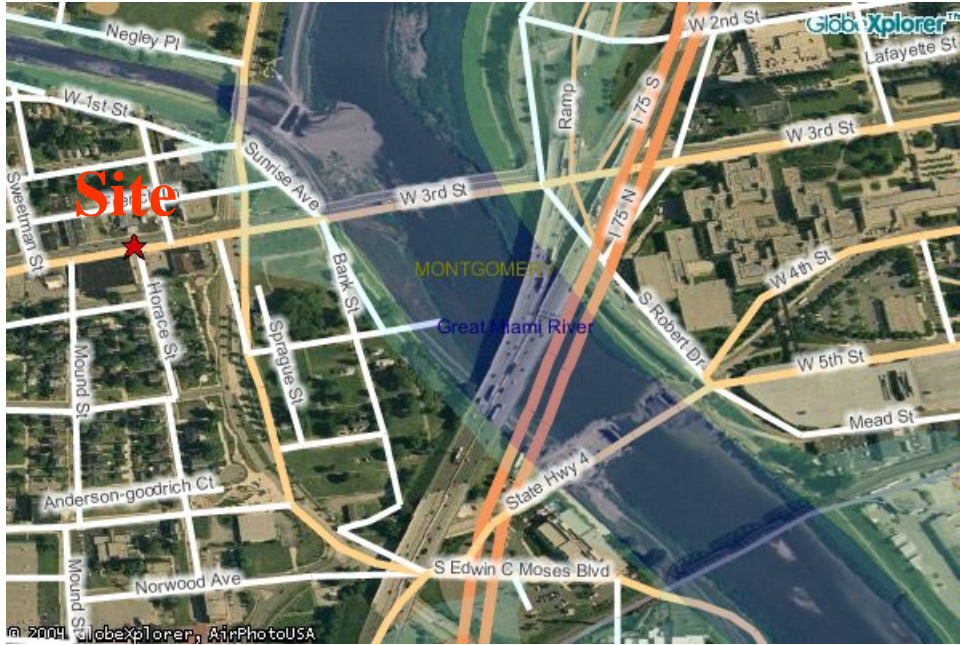
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Member  
International Council of  
Shopping Centers

**800 W. Third St.**

**50,000 + Sq Ft. Available**



- Over 25,270 s.f. per floor
- Zoned B-2
- Indoor, drive-up car ramps
- 3 overhead doors
- 3 car lifts included
- Former Chevrolet Dealership
- Current use-Cardboard Tube Manufacturer



Great Views of Downtown Dayton



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9/21/09

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