

7691-7695 POE AVENUE

DAYTON (CITY OF VANDALIA), OHIO 45414



**SALE/LEASE/INVESTMENT**  
**OWNER/USER OPPORTUNITY**

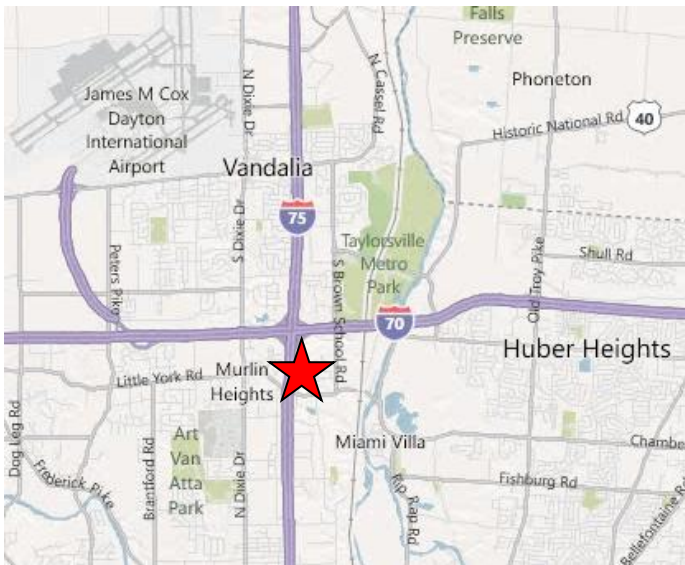
22,700 SF Total Building / +/- 10,151 SF Available

## THE POE OFFICE BUILDING



### PROPERTY FEATURES

- **Potential uses – office/medical/retail/showroom/wholesale**
- One story office building (previous use – education, general, office, call center)
- **2.8 acres**
- Great access to Dayton International Airport, Downtown, I-75 and I-70
- **Zoned HB** (Highway Business District)
- 5.5 parking spaces / 1,000 SF
- Building and freeway pylon sign available with I-75 visibility



### OVERVIEW

TOTAL BUILDING	22,700 SF
AVAILABLE	+/- 10,151 SF
ASKING RATE	\$9.00/SF NNN Estimated Taxes, Insurance & CAM \$3.87/SF with Electric Separately Metered and Gas Prorata Shared
ASKING PRICE	Negotiable

For more information, please contact:

**TOM SUGAR**  
Executive Vice President  
(614) 883 1066  
tsugar@continental-realty.com

CONTINENTAL REALTY /  
CUSHMAN & WAKEFIELD ALLIANCE  
150 E. Broad Street, Suite 500  
Columbus, OH 43215  
www.continental-realty.com

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# 7691-7695 POE AVENUE

**Sale/Lease/Investment – Existing Office (Potential Uses Call Center, Medical, or Wholesale)**

22,700 SF  
TOTAL BUILDING  
+/- 10,151 SF  
AVAILABLE

## FLOOR PLAN



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