



## 600 N. Irwin Street

Dayton, Ohio 45403

**LEASE RATE:**

**\$4.50 PSF NNN**

### Property Highlights

- 59,000± SF Situated on 3.5± acres
- 12' - 13' Clear height
- 4 Dock doors
- 5 Drive-in doors
- 2,000 amp, 240v, 3 phase electric service
- Partially air-conditioned warehouse
- Approximately 2 miles to I-75
- Excellent highway access to SR-35, SR-4 and I-75



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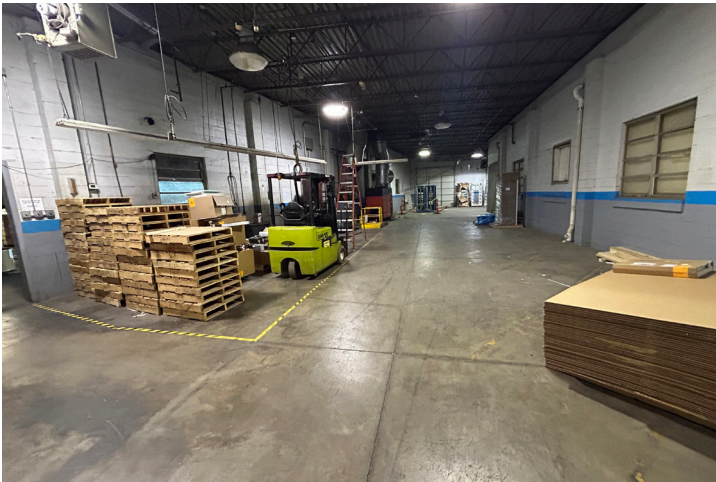


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## Photos



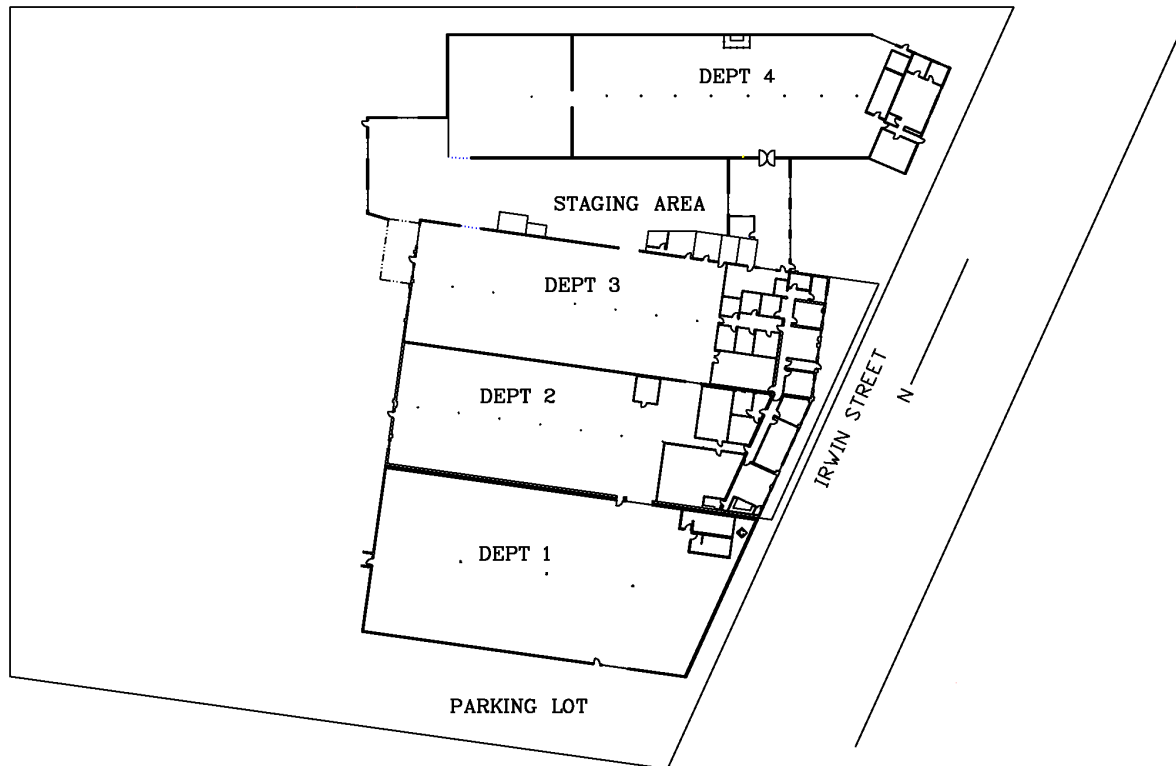
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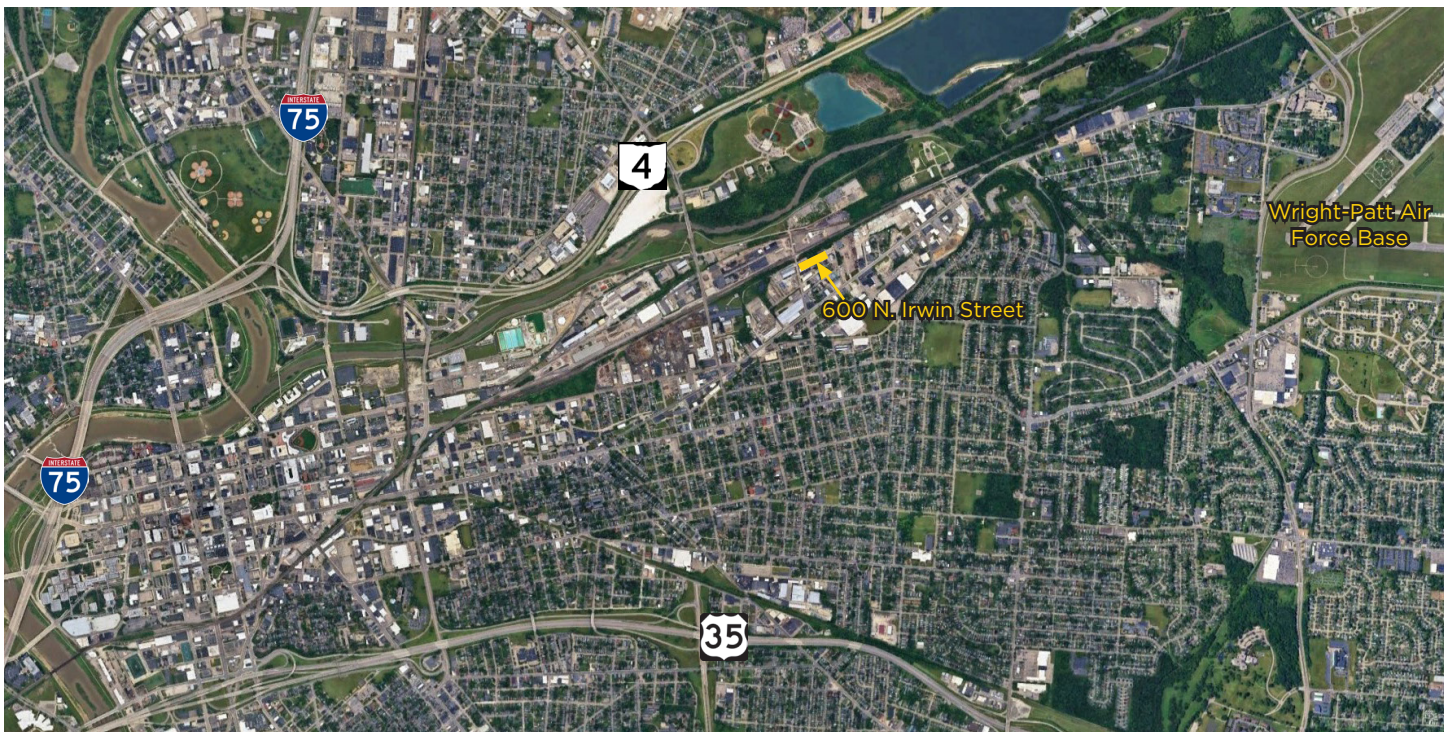
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## Floor Plan



## Aerial



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