



Commercial
Group

FOR LEASE

Industrial Building



600 N. Irwin Street

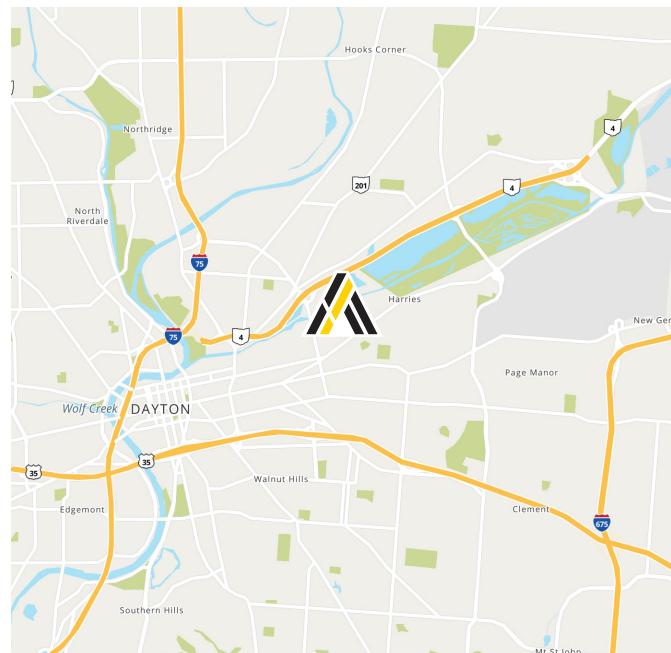
Dayton, Ohio 45403

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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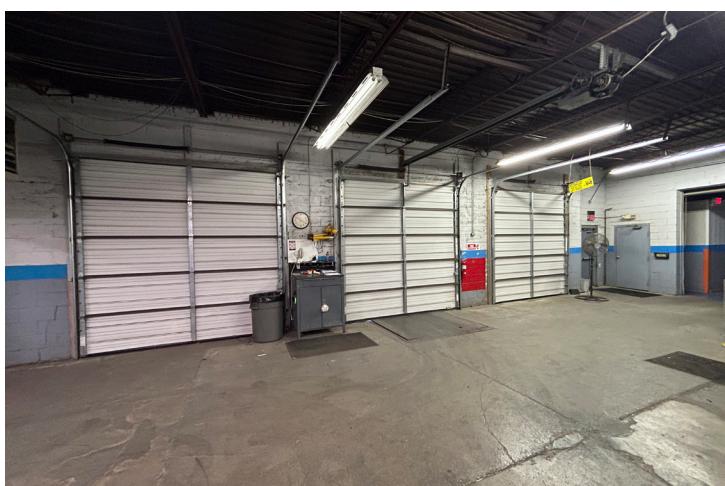
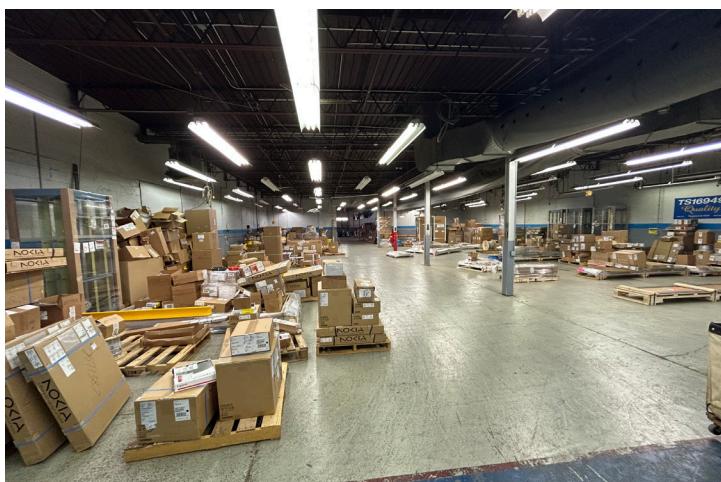
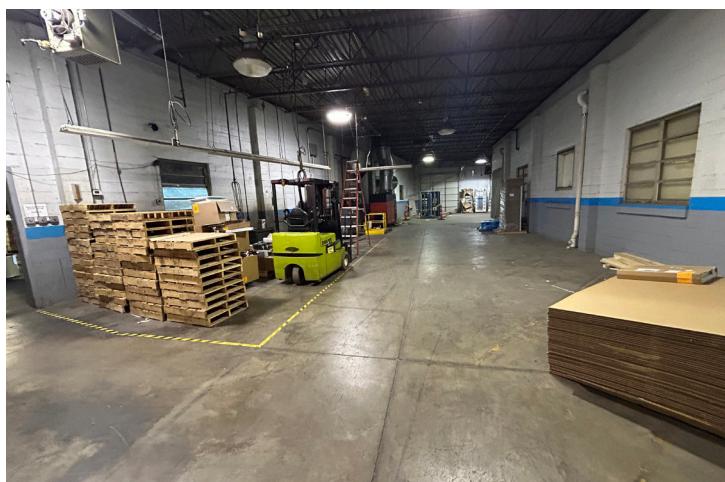
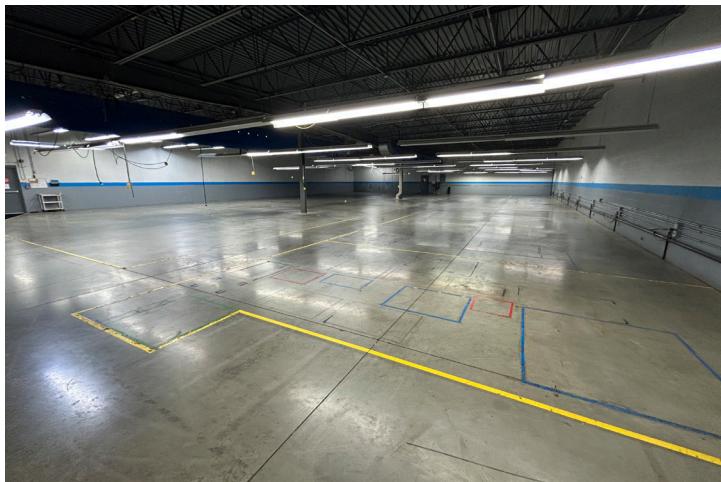
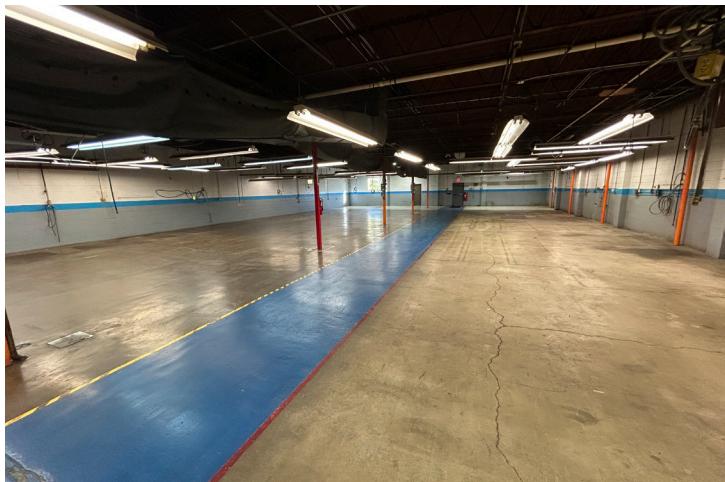
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Photos

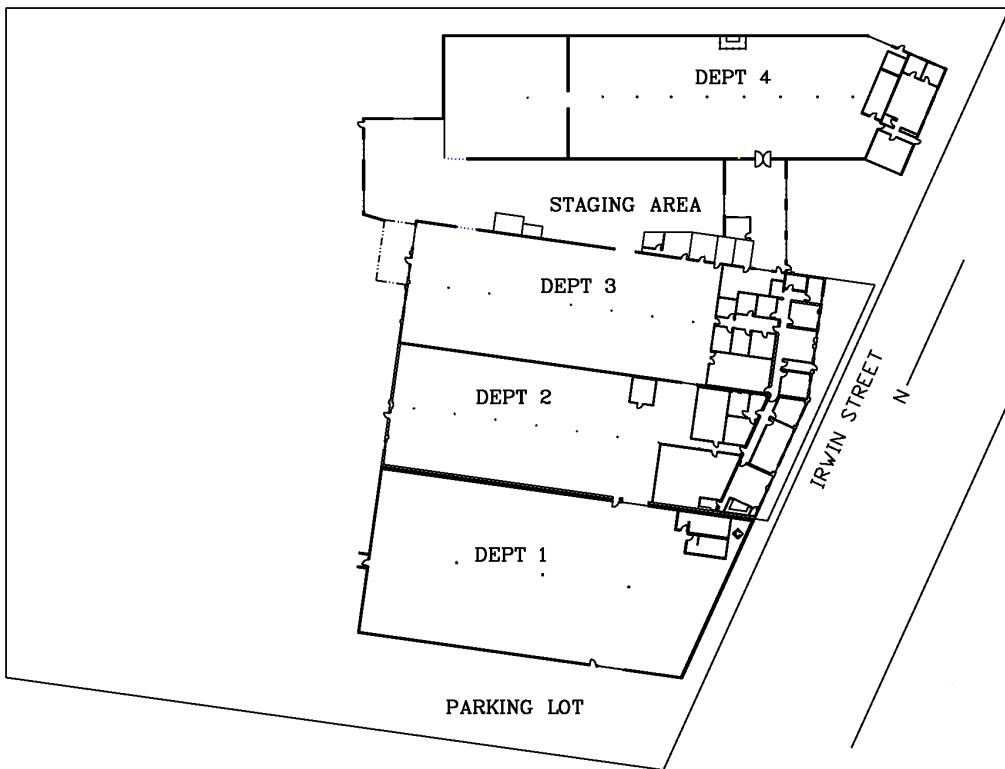


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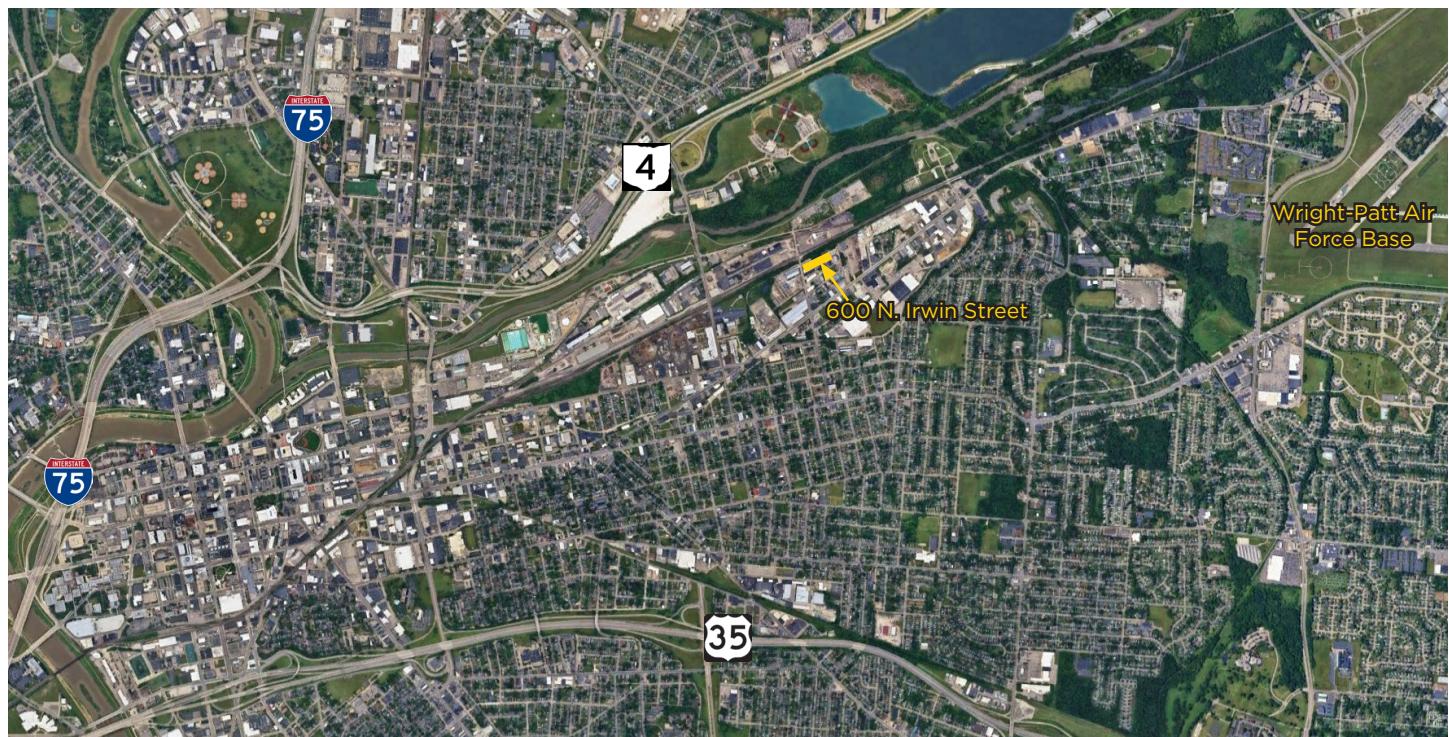
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Floor Plan



Aerial



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