



1516 Nicholas Road

Dayton, Ohio 45417

SALE PRICE:
NEGOTIABLE

LEASE RATE:
\$7.95 PSF NNN

Property Highlights

- 12,422± SF Total on 1.5± acres
- 2,000± SF Office
- 10,422± SF Warehouse
- 13' Clear height
- Five (5) loading docks
- Three (3) drive-in doors - 2 OH doors (10' x 10')
1 OH door (16' x 10')
- Offices air conditioned
- Natural gas heat in warehouse
- Parking lot secured with 2 motorized gates
- Zoned I-2 - General Industrial
- Easy access to I-75
- 2024 Annual Property Taxes: \$9,175.97



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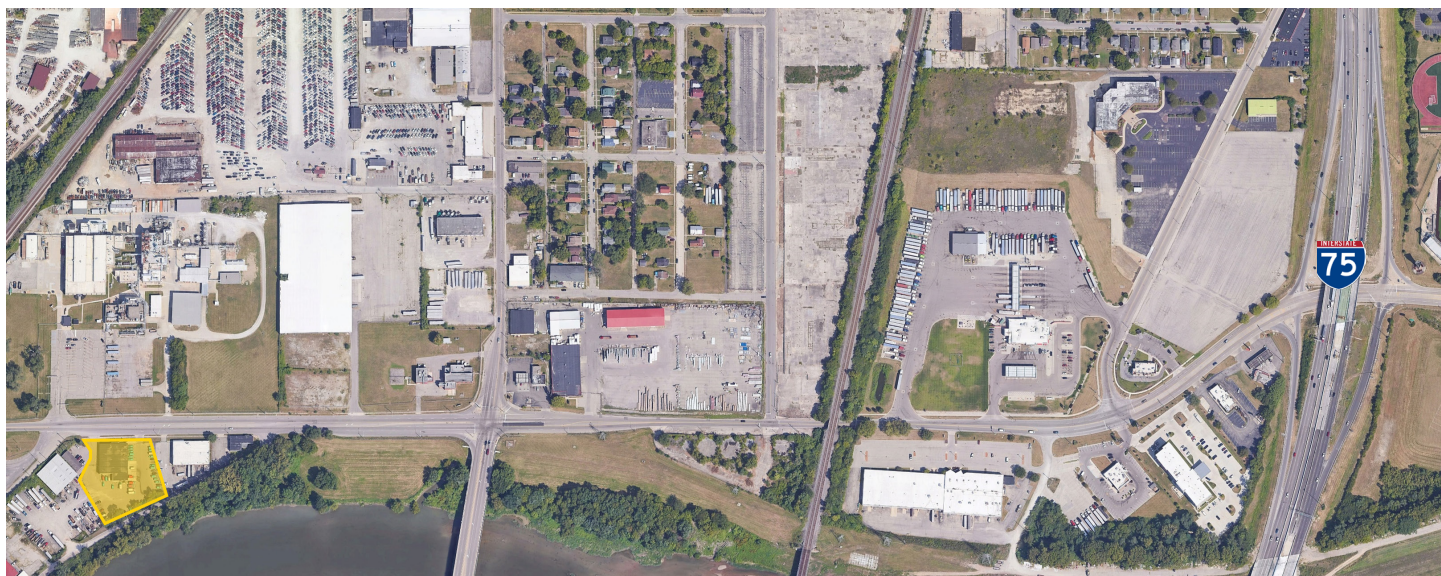
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Aerial



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