



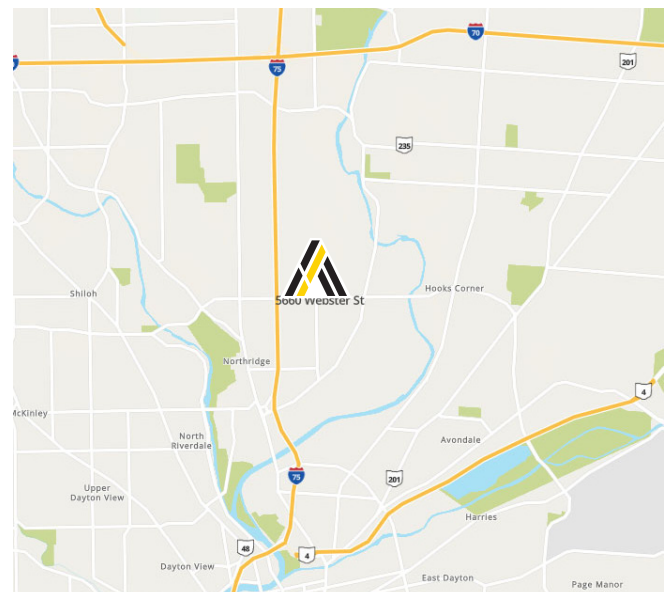
## 5660 Webster Street

Dayton, Ohio 45414

**SALE PRICE:**  
**\$1,450,000**

### Property Highlights

- 29,740± SF Total on 2.8± acres
- 7,080± SF Office and 22,660± SF Warehouse
- Office area consists of 4 private offices, 1 executive office with restroom, large conference room and 3 large cubicle areas
- 14'8" Clear ceiling height
- 12' x 12' OH Door with external dock platform and pit leveler
- Multiple 480 volt 3 phase electric service
- 3 Bridge Cranes: 1 - One ton and 2 - Two ton, and 2 half ton jib cranes
- Compressed air lines throughout
- Paint booth
- Three bus bars
- Natural gas infrared heat
- Built in 1971
- Masonry construction
- Located in Harrison Township - no city income tax!
- Located approximately 0.7 miles to I-75 and 4 miles to I-70



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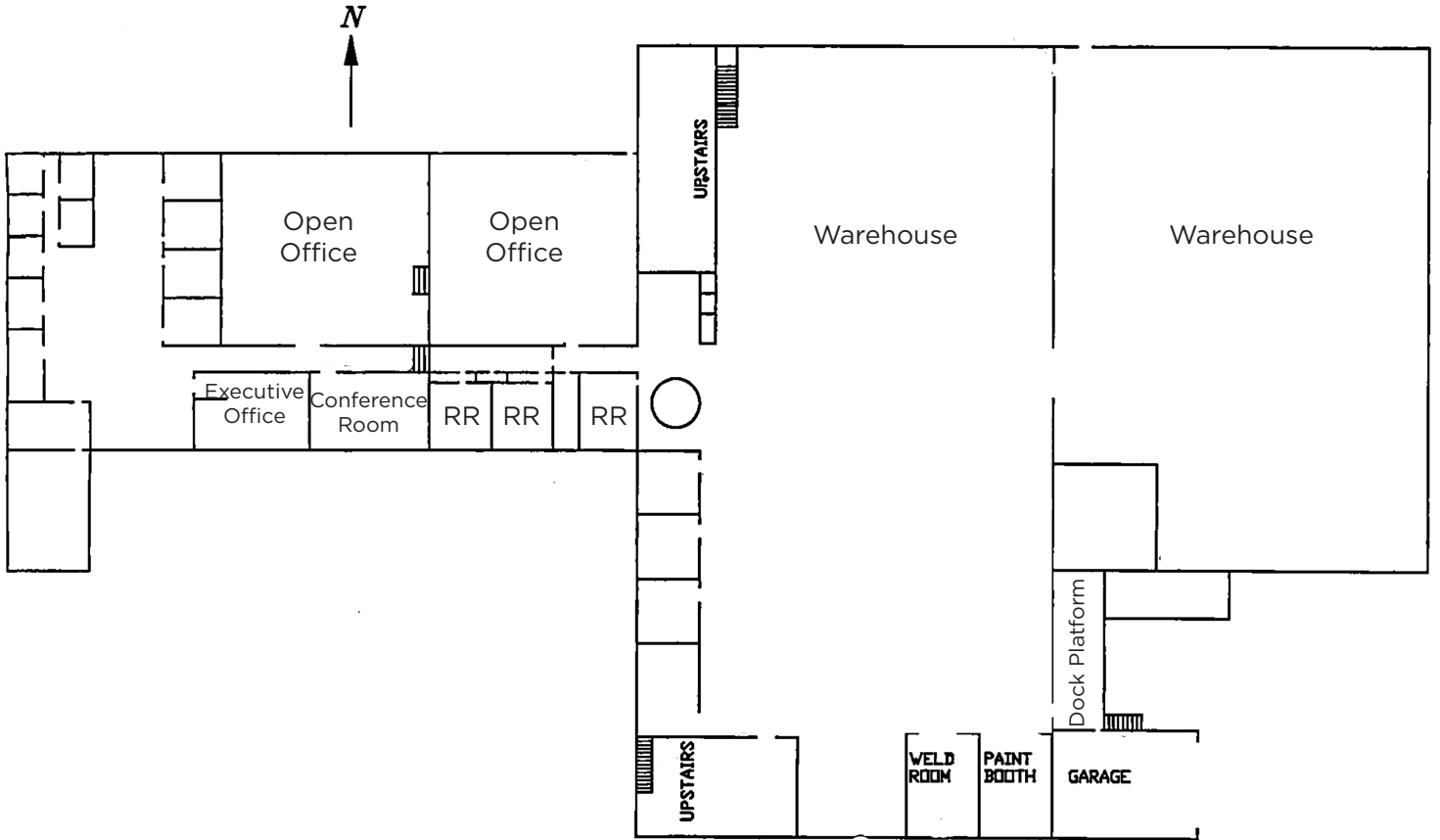
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## Floor Plan

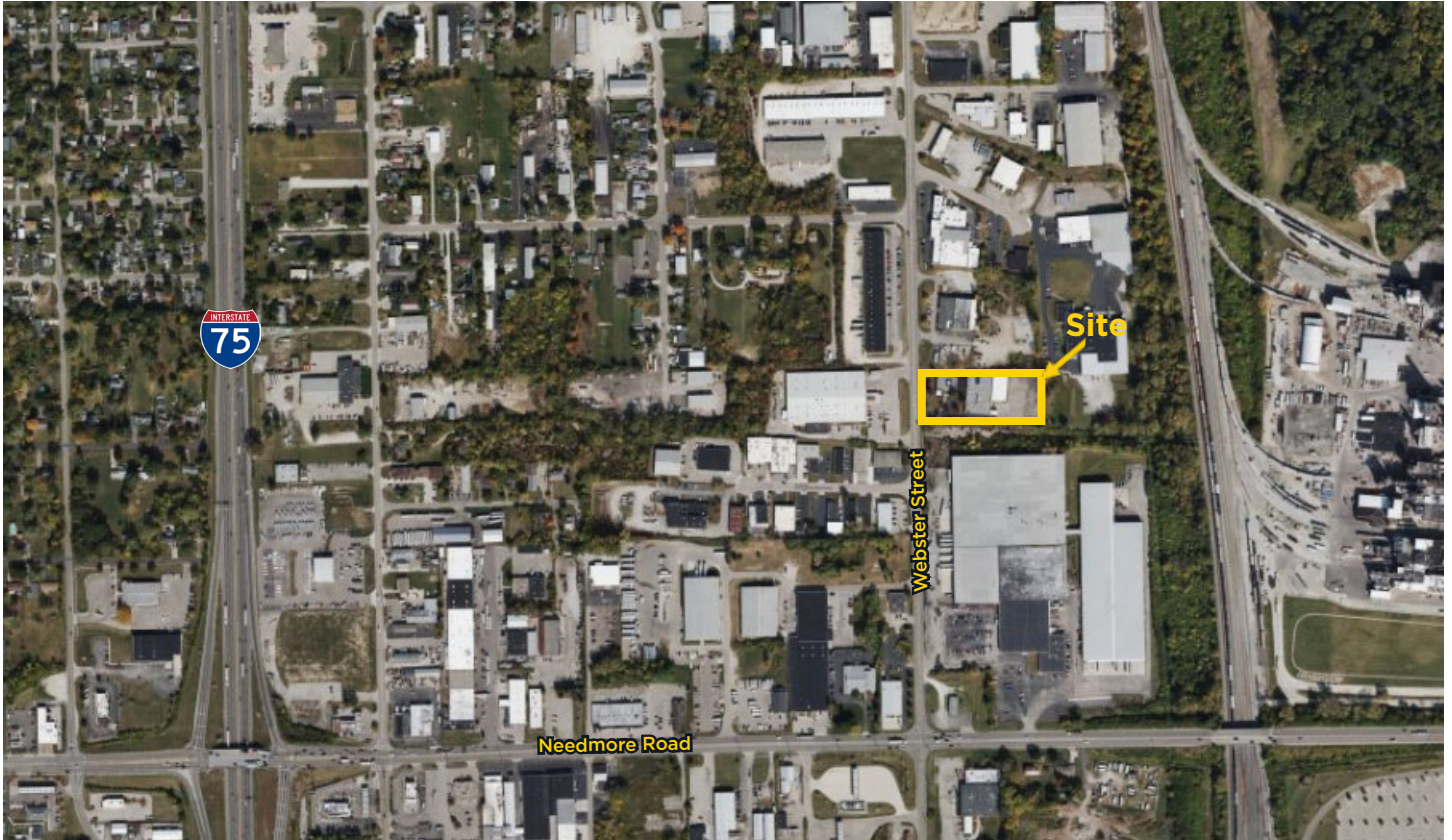




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## Aerial



[ApexCommercialGroup.com](http://ApexCommercialGroup.com)