

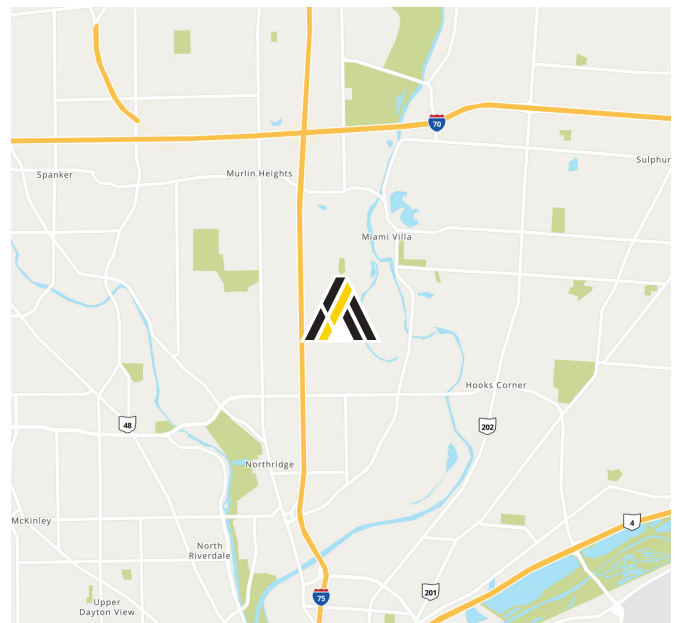


6101 Webster Street

Dayton, Ohio 45414

Property Highlights

- 13,940± SF Available
- 11,720± SF Warehouse
- 2,220± SF Office
- Situated on 2.79± acres
- Masonry/Steel Construction
- Metal roof
- 14' - 16' Ceiling height
- Gas heat
- LED Lighting and skylights
- One Dock
- One Drive-in Door
- 2000 Amp 3 phase service
- Great electrical distribution
- Air lines
- Harrison Township - No City Income Tax!



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The floor plan shows a large industrial facility divided into three main sections. On the left is Warehouse B, a rectangular area with diagonal hatching, labeled 'WAREHOUSE B 4,321 SF.' and featuring a '120'x14' DRIVE-IN' door. To its right is Warehouse A, a larger rectangular area also with diagonal hatching, labeled 'WAREHOUSE A 7,399 SF.' and containing two loading docks. On the far right is the Office, a solid grey area labeled 'OFFICE 2,220 SF.' which includes a kitchen, restrooms, and several private offices. A central corridor provides access to all three sections.

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