



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

FOR SALE!



ADDRESS

**1312-1314 Farr Drive
Dayton, OH 45404**

Flexible Industrial Space In a Prime Location!

\$269,000

PROPERTY FEATURES:

- **Light Industrial**
- **2900 SF of Shop Space**
- **Fully Air Conditioned**
- **I-1 Zoning**



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-Land**

**David Nianouris
(937) 477-1106**

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Fact Sheet

Address:	1314 Farr Drive
Price:	\$275,000
County:	Montgomery
City:	Dayton
Building Size:	3450 SF - 2900 SF Shop 700 SF Office
Lot Size:	0.3 Acres
Year Built:	1987
Zoning:	I-1 Light Industrial
Parking Spaces:	9
Roof:	Rubber With Insulation, Installed 2019
HVAC:	2 Rooftop Units (2016 & 2017), Fully Air-Conditioned
Electric:	400 Amps, 3 Phase, 240v
Gas:	Yes
OH Doors:	1, 16x10
Ceiling Height:	10' In Shop, 11.5' to Deck
Restrooms:	3
Taxes:	\$2,826

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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Property Description:

1314 Farr Drive, Dayton, OH presents an excellent opportunity to acquire a versatile light industrial property in an established Dayton location. This property offers functional industrial space suitable for a variety of uses, including warehouse, storage, contractor, service, and owner-user operations. The building provides a practical layout with the flexibility to accommodate business operations, storage needs, or future improvements. Conveniently positioned with access to major roadways and surrounding commercial areas, 1314 Farr Drive offers both accessibility and functionality for an owner-user or investor. With its industrial zoning and adaptable use potential, this property represents an opportunity to secure commercial space in the Dayton market.

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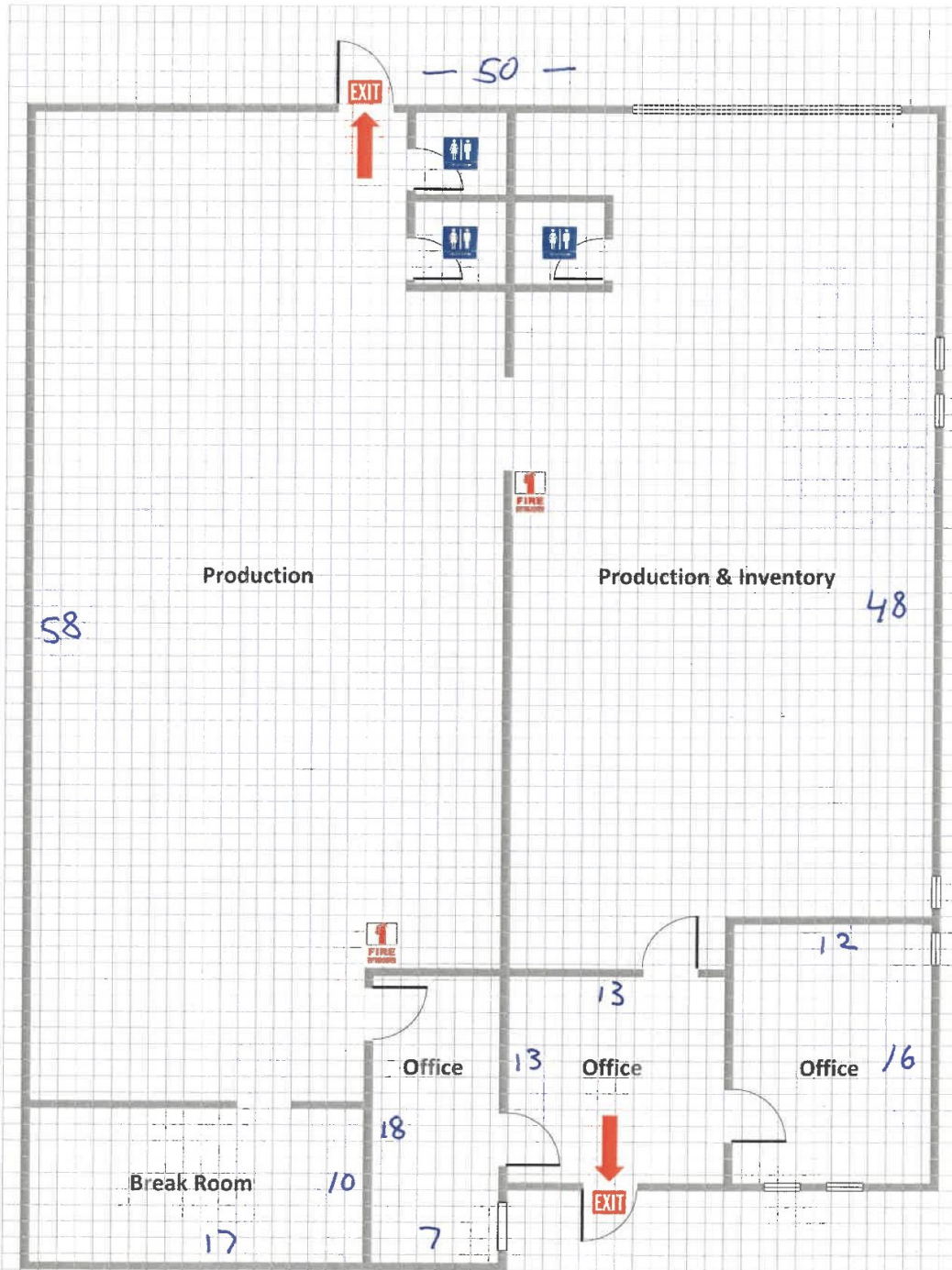
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