

PRICE REDUCED!



1115 S. Broadway Street

Dayton, Ohio 45417

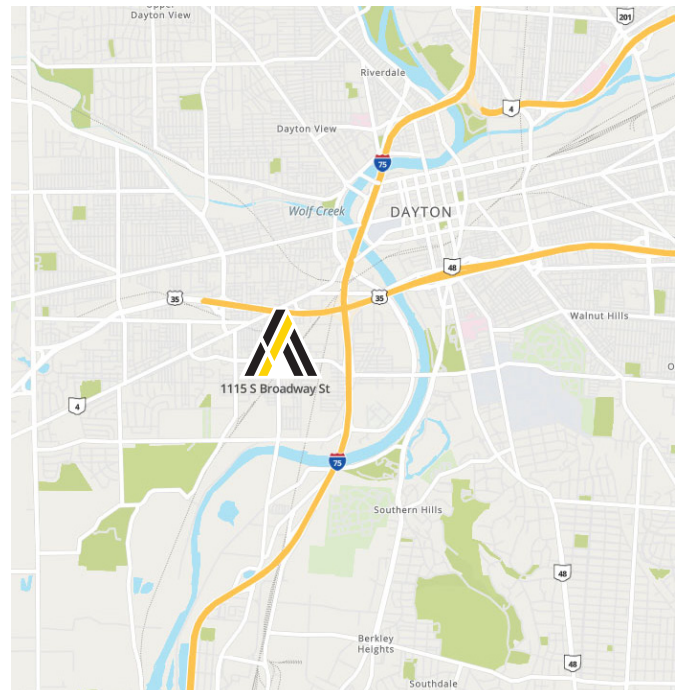
SALE PRICE:

~~\$1,250,000~~

\$929,000

Property Highlights

- 2 Building sale - Total 28,000± SF
- 23,000± SF Main building
 - Clean manufacturing building with minimal updates needed
 - 5 OH doors
 - 1 Dock door
 - 3 Phase 277v power
 - 10' - 18' Clear height
 - New roof - 2023
 - 2,000± SF Office - mixture of hard-walled and open office
- 5,000± SF Annex building
 - Newly built storage building (2020)
 - 2 OH doors
 - 14' - 16' Clear height
- Includes several undeveloped parcels for future expansion
- Located less than 1 mile from full I-75 interchange



Aaron Savino, SIOR

Principal

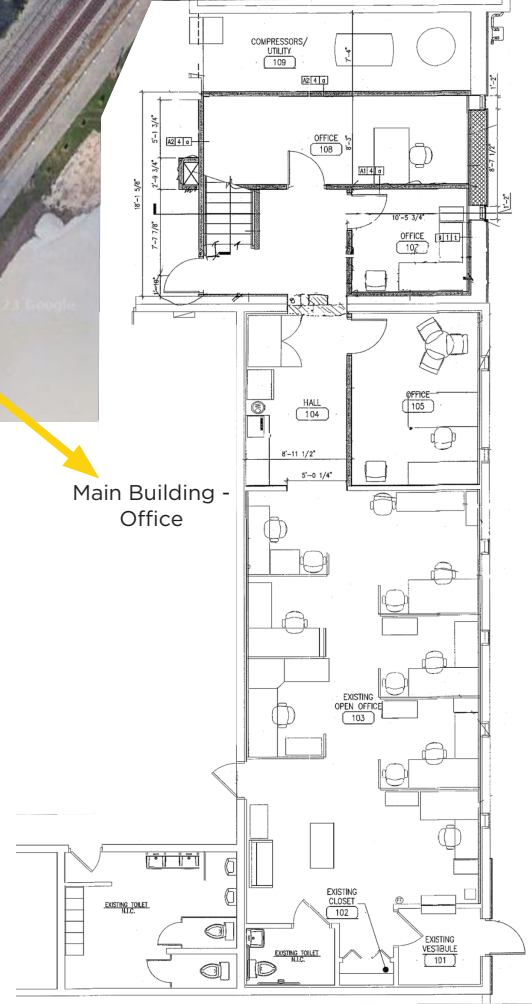
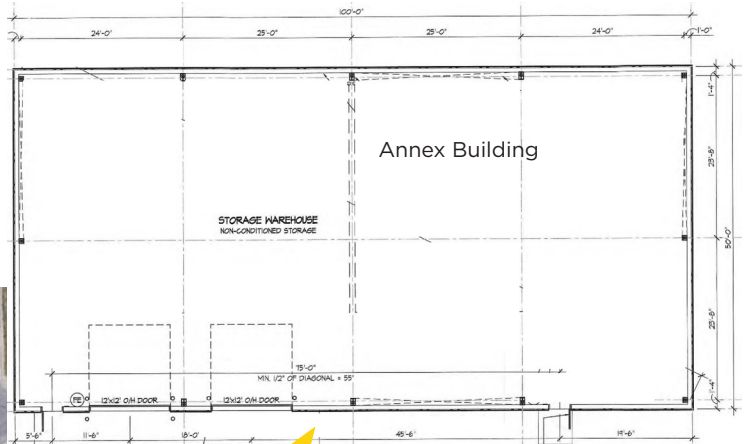
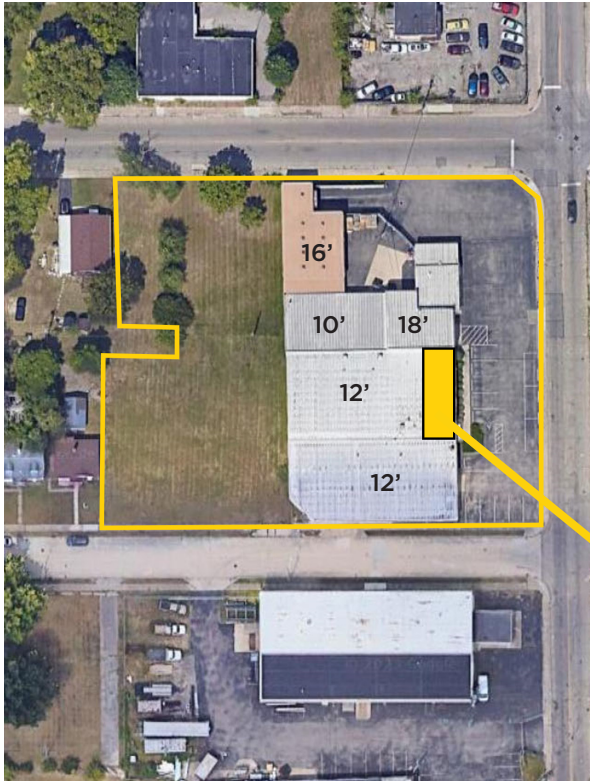
937.469.8269

Aaron.Savino@ApexCommercialGroup.com

1115 S. Broadway Street

Dayton, Ohio 45417

Aerial and Floor Plans



Overhead Door Heights

Main Building

- 12' x 12'
- 10' x 12'
- (3) 10' x 10'
- 11' x 10 1/2'

Annex

- (2) 12' x 12'

