



535 E DIXIE HIGHWAY

DAYTON, OH 45449

AVAILABLE FOR SALE

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PROPERTY HIGHLIGHTS

 **8,636 SqFt**

- Located in West Carrollton minutes to I-75
- Zoning: B2 ([insert link -https://www.westcarrollton.org/departments/planning-and-community-development/](https://www.westcarrollton.org/departments/planning-and-community-development/))
- Available for immediate occupancy
- Three (3) drive-in doors
- Small fenced parking / outdoor storage area
- Sale Price: \$650,000 (\$75/SqFt)

 [CLICK HERE FOR THE 360° TOUR](#)

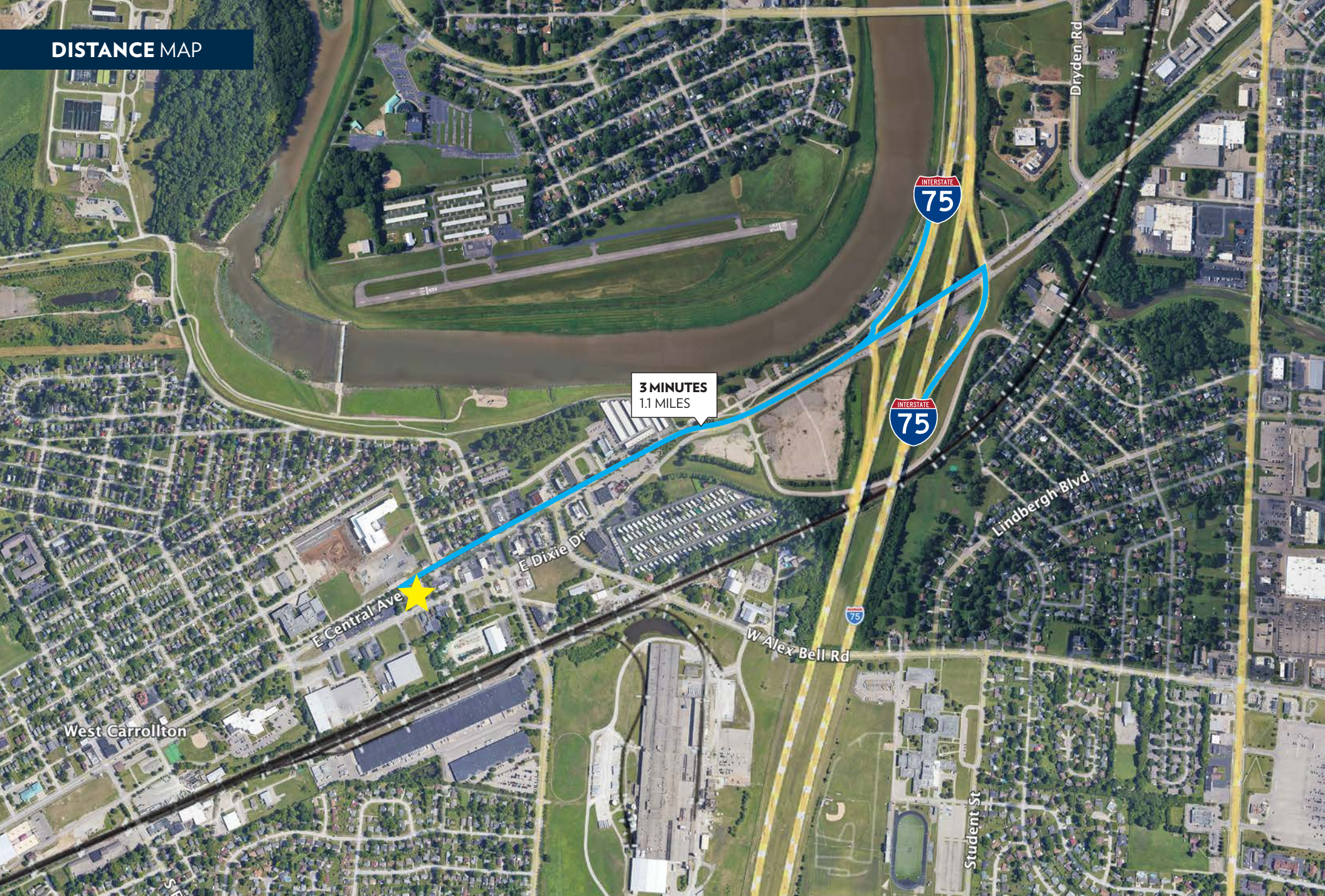
PROPERTY DETAILS

Total SqFt:	8,636
Warehouse SqFt:	7,136
Office SqFt:	1,500
Acreage:	0.59 acres
Clear Height:	11'-15"
Year Built:	1928+
Type Construction:	Block, masonry, steel, and wood
Lighting:	TBD
Column Spacing:	Varies
Dock door:	None
Drive-in door:	Three (3); 10'x10', 12'x12', and 8'x10'
Sprinkler:	None
Electrical Service:	240-volt, 3-phase, 400-amps with various sub panels throughout
Heat:	Natural gas
Roof:	Rubber
Parking Lot:	Fourteen (14) spaces
Restrooms:	Two (2)

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DISTANCE MAP

3 MINUTES
1.1 MILES

E Central Ave

E Dixie Dr

W Alex Bell Rd

Lindbergh Blvd

Student St

Dryden Rd

West Carrollton



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PARCEL OUTLINE



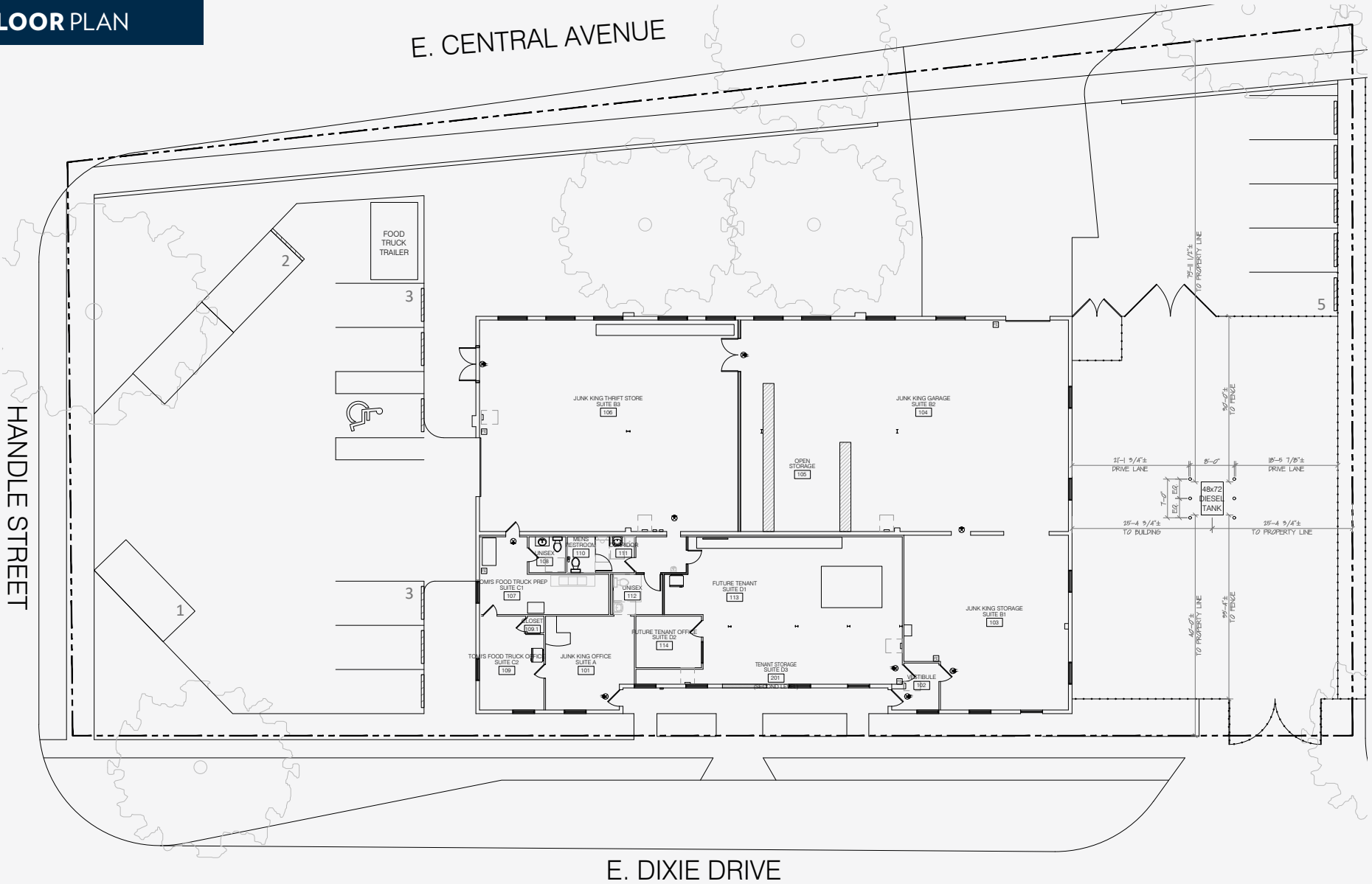
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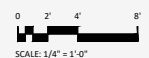
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FLOOR PLAN



E. DIXIE DRIVE



SCALE: 1/4" = 1'-0"

SK-00 SITE PLAN
SCALE: 1/8" = 1'-0"

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