

**PRICE REDUCED!**

## 450 Gargrave Road

Dayton, Ohio 45449

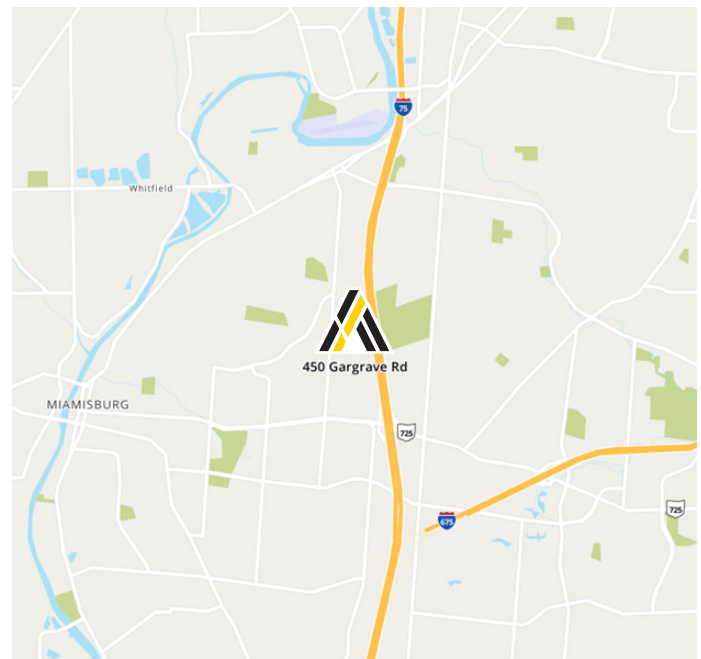
### LEASE RATE:

~~\$8.25 PSF NNN~~

**\$7.50 PSF NNN**

### Property Highlights

- 11,768± SF Stand alone flex building
- Clear span warehouse
- LED lighting
- Built in 1997
- Located in the City of West Carrollton
- Approximately 2 miles to I-75



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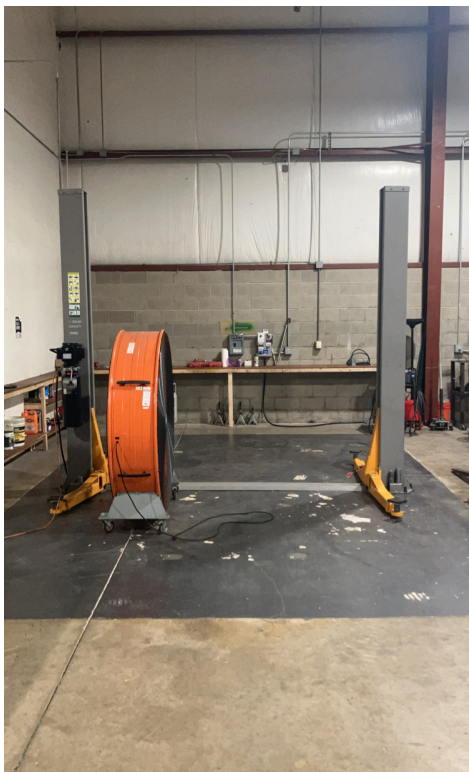
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## Building Specifications

<b>Location:</b>	450 Gargrave Road, Dayton, Ohio 45449	<b>Docks:</b>	1
<b>Total SF:</b>	11,768± SF	<b>Roof:</b>	Standing Seam Metal Roof
<b>Office SF:</b>	2,840± SF	<b>Heating:</b>	CORAYVAC Heating System
<b>Warehouse SF:</b>	8,928± SF	<b>Zoning:</b>	M-1 - Light Industrial
<b>Clear Height:</b>	19' - 21'	<b>County:</b>	Montgomery County
<b>Total Acreage:</b>	.907±	<b>2024 Taxes:</b>	\$12,755.83
<b>Drive-In Doors:</b>	1	<b>Additional:</b>	Paint Booth Powder Coating Oven Hydraulic Vehicle Lift Compressed Air Lines
<b>Door Height:</b>	12'		

## Photos



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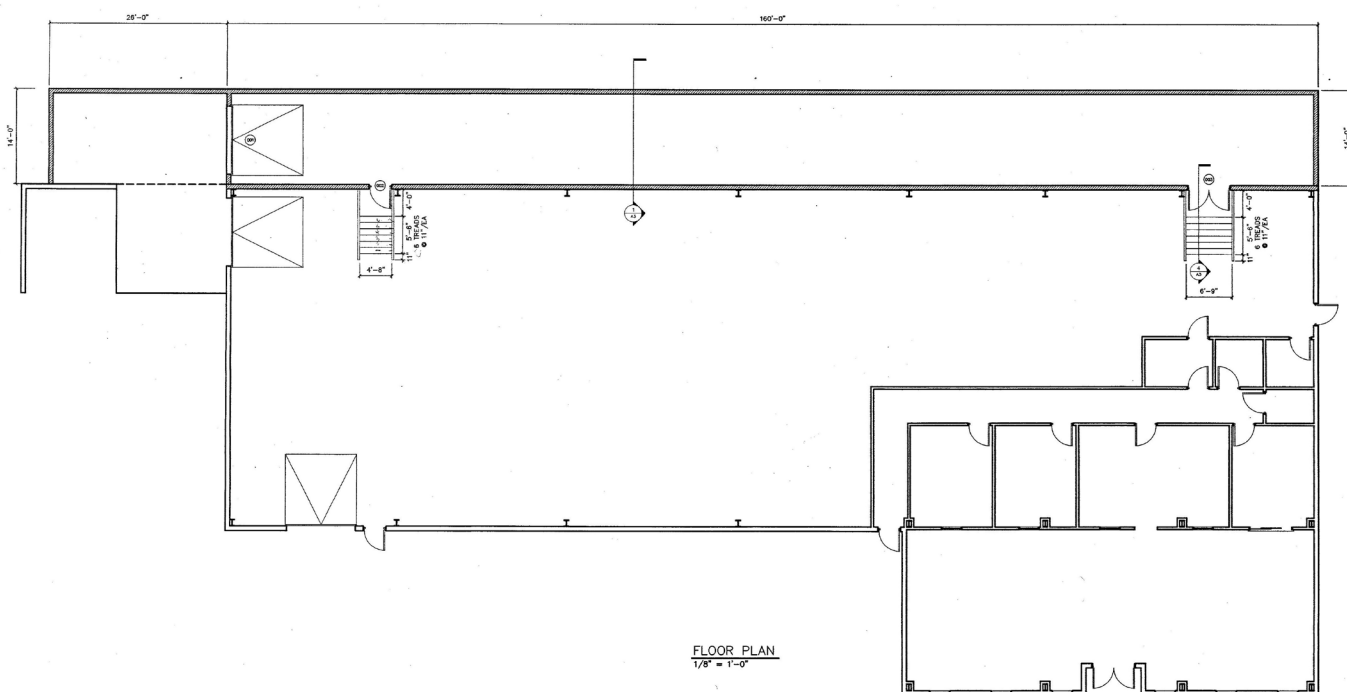
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## Photos



## Floor Plan



# 450 Gargrave Road

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## Aerial

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