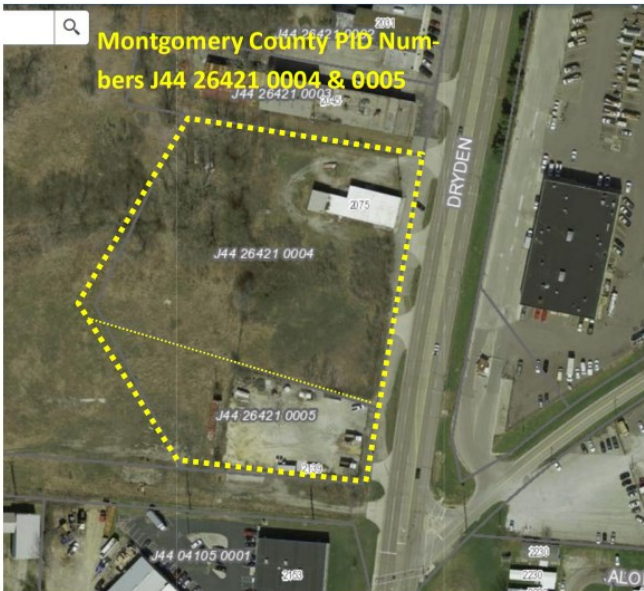


# ZONED HEAVY INDUSTRY INCLUDING TRUCKING

2075 DRYDEN RD  
DAYTON, OH 45417

4.2+/- ac  
AVAILABLE  
1-2 INDUSTRIAL  
ZONING



Vicinity map showing convenient access to Interstate 75 and to local traffic arterials.



## PROPERTY HIGHLIGHTS

- \* The location is conveniently connected with I-75.
- \* The site has 4 heavy duty concrete driveway connections with Dryden Road.
- \* The one story building at the north end of the site is approximately 4,600 sf.
- \* The site is two parcels. The smaller southern parcel is fenced separately and is presently leased month to month for equipment parking. The new Owner may keep or end that lease.
- \* The larger parcel has been cleared and a gravel surface has been installed. There are additional month to month parking customers on the larger parcel. The new owner may end or continue.
- \* The Owner is in process of installing additional fence to completely secure the street frontage.

**Joe Roller** office 937 429-4344 cell 937 313-3872  
jroller@hricommercial.com

AVAILABLE AT  
~~\$2M~~

**HRI**  
Commercial Realty  
HRICommercial.com

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information. The submission may be modified or withdrawn at any time by the property owner.

**ZONED HEAVY INDUSTRY IN-  
CLUDING TRUCKING**

**2075 DRYDEN RD  
DAYTON , OH 45417**

**4.2+/- ac**

**AVAILABLE**

**1-2 INDUSTRIAL  
ZONING**



Access is available with 4 separate concrete heavy duty driveways.



Security Fence



NEW Stone surface over most of site.



[HRCommercial.com](http://HRCommercial.com)

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