

MANUFACTURING FACILITIES

351 DEEDS AVE
DAYTON, OH 45404



Property Highlights:

Sale Price: \$1,500,000

Square Feet: 32,800 SF

Acreage: 3.3 Acres

- ✓ Two; 5 Ton Bridge Cranes
- ✓ 3 Building Site
- ✓ Clear Height: 17'-25'
- ✓ 2020 New Roof on Warehouse
- ✓ Large Secured Fenced Lot
- ✓ Bus Ducts
- ✓ Newly Renovated Office



Tim Echemann

Principal Broker

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Conrad Echemann

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Land: 3.3 Acres

Manufacturing SF: 23,360SF

Office SF: 4,000 SF Air Conditioned

Maintenance Bldg. SF: 3,000 SF

Construction Type: Metal/Brick

Roof: Metal & Rubber

Power: 480 Volt 400 Amps III Phase

Year Built: 1960 & 1990

Lighting: LED

Utilities: City Water, Sewer, & Natural Gas

Zoning: I2: Heavy Industrial

Parcel Numbers: R72 05411 0001, R72 05411 0002, R72 05411 0004, R72 05411 0010, R72 05411 0011, R72 05411 0012, R72 05411 0013, R72 05411 0016 & R72 05411 00118

Annual Taxes: \$16,070



Scan for more info



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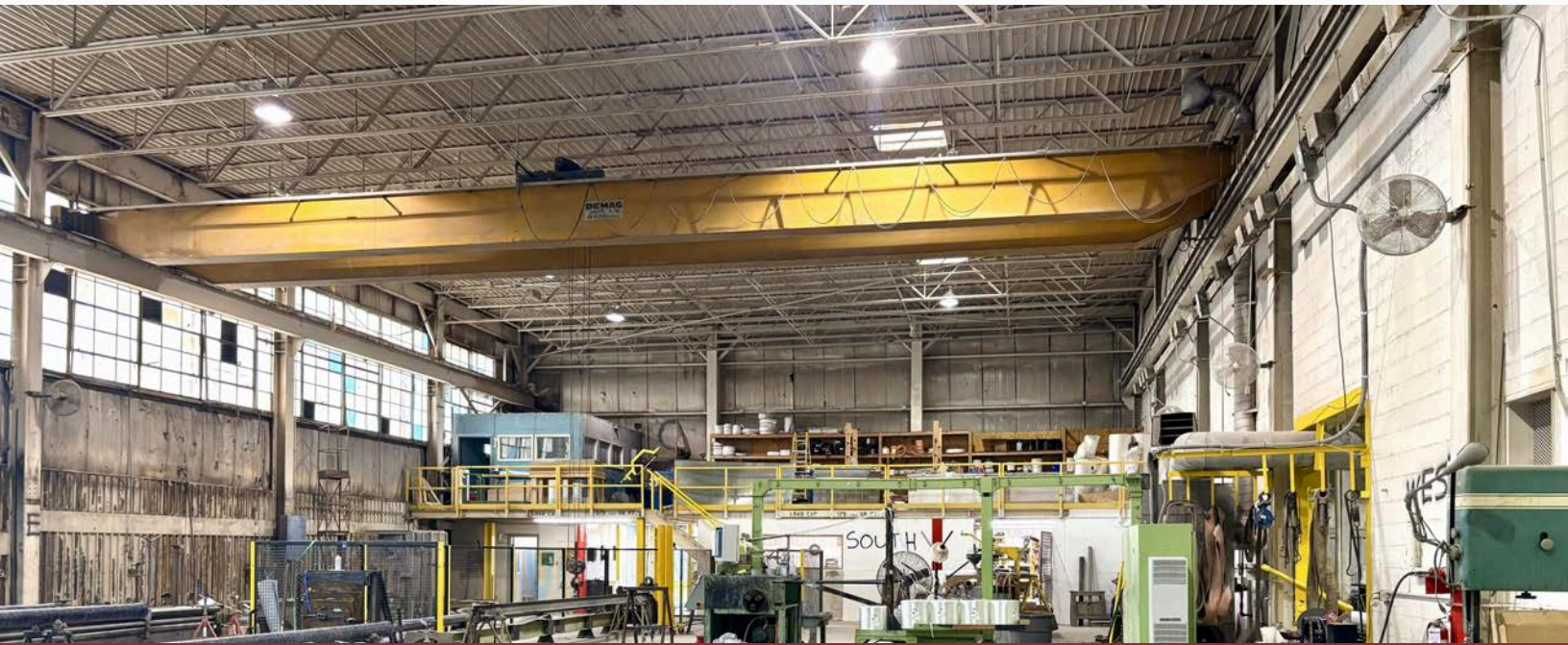
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