



## 600 N. Irwin Street

Dayton, Ohio 45403

**SALE PRICE:**

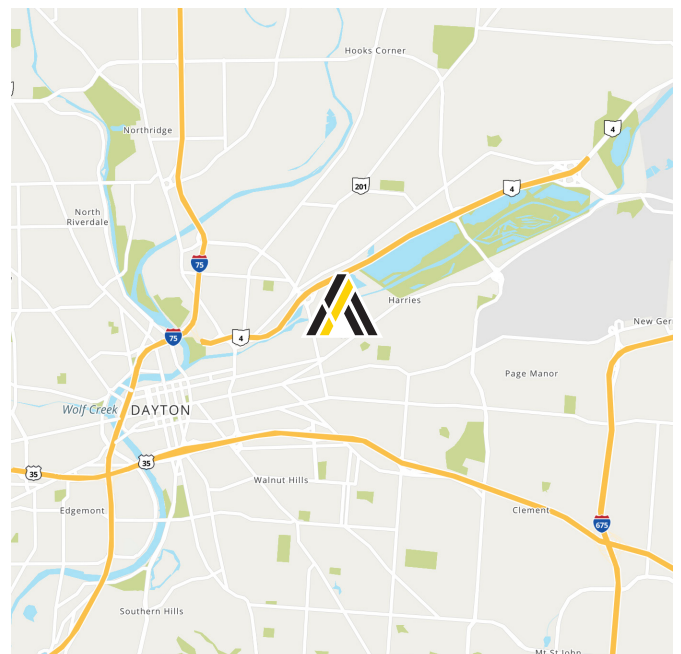
**\$2,000,000**

**LEASE RATE:**

**\$4.50 PSF NNN**

### Property Highlights

- 59,000± SF Situated on 3.5± acres
- 12' - 13' Clear height
- 4 Dock doors
- 5 Drive-in doors
- 2,000 amp, 240v, 3 phase electric service
- Partially air-conditioned warehouse
- Zoned I-2
- IOS (Industrial outside storage) is permitted
- Approximately 2 miles to I-75



### Wade Elliott, SIOR

Vice President

937.469.8270

Wade.Elliott@ApexCommercialGroup.com

### Alex Nikolai

Senior Associate

937.222.7884

Alex.Nikolai@ApexCommercialGroup.com

### Steve Ireland

Vice President

937.469.8254

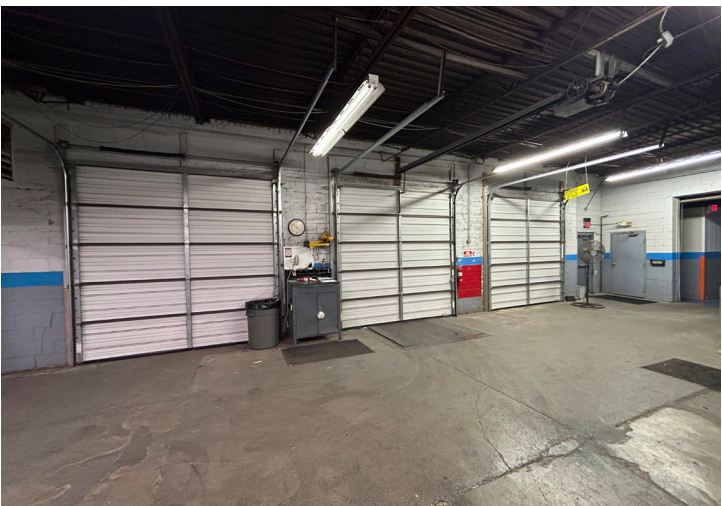
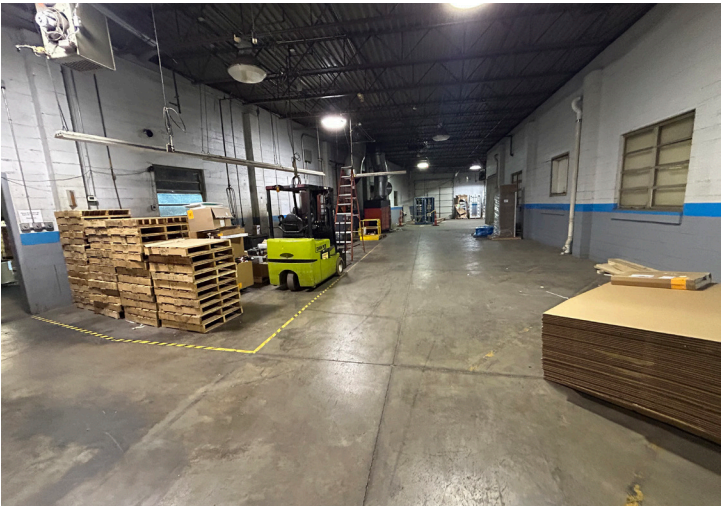
Steve.Ireland@ApexCommercialGroup.com

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## Photos



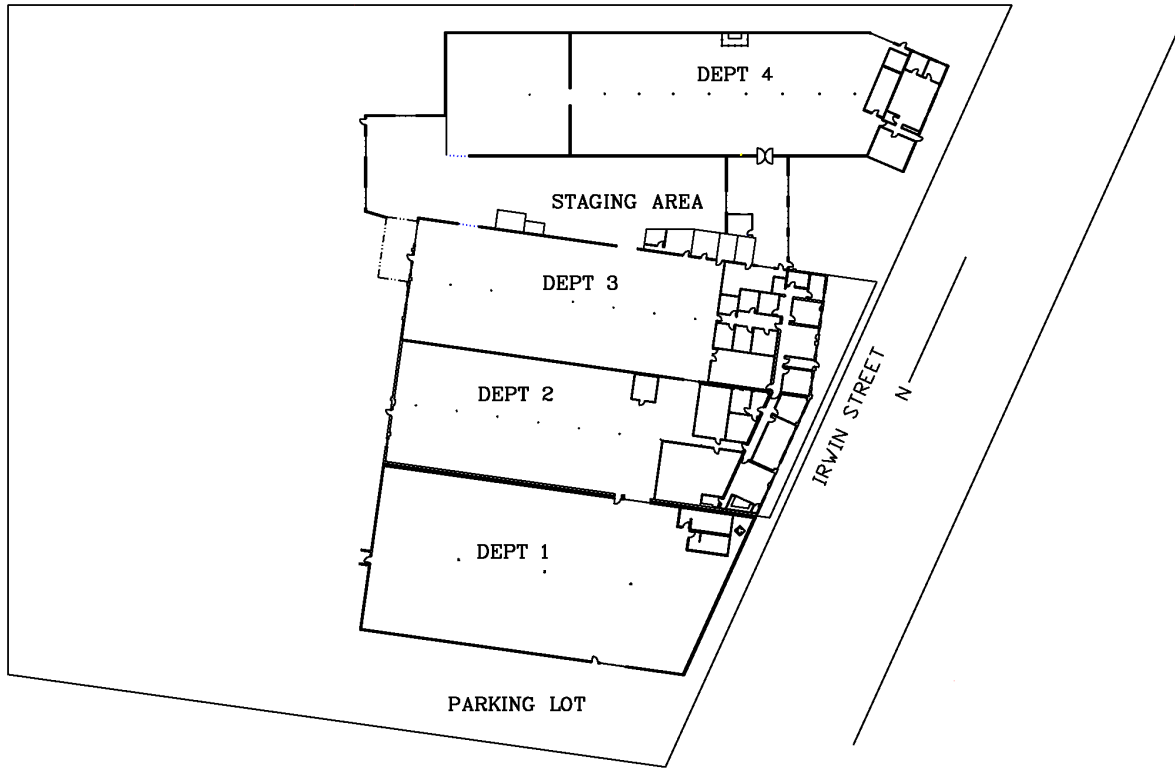
[ApexCommercialGroup.com](http://ApexCommercialGroup.com)

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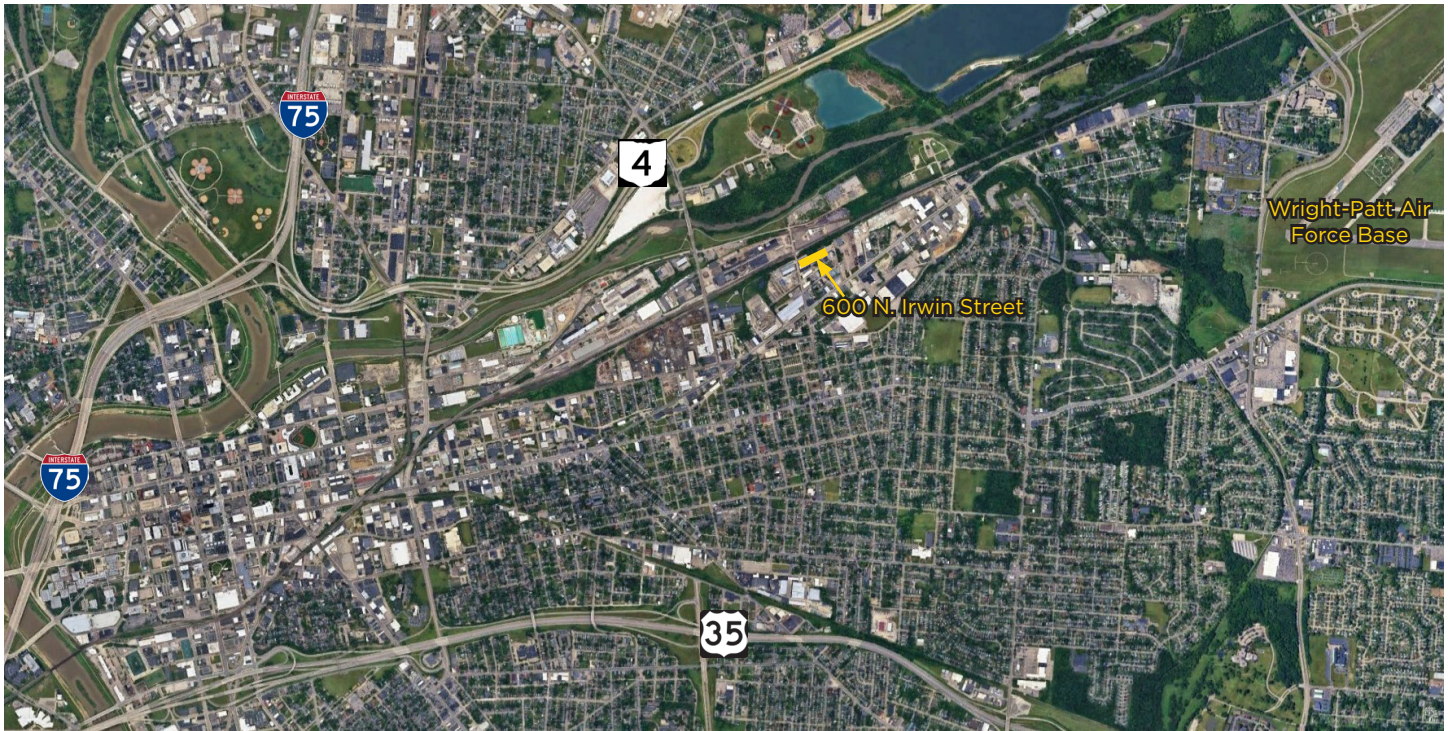
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## Floor Plan



## Aerial



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