

**PRICE REDUCED!**

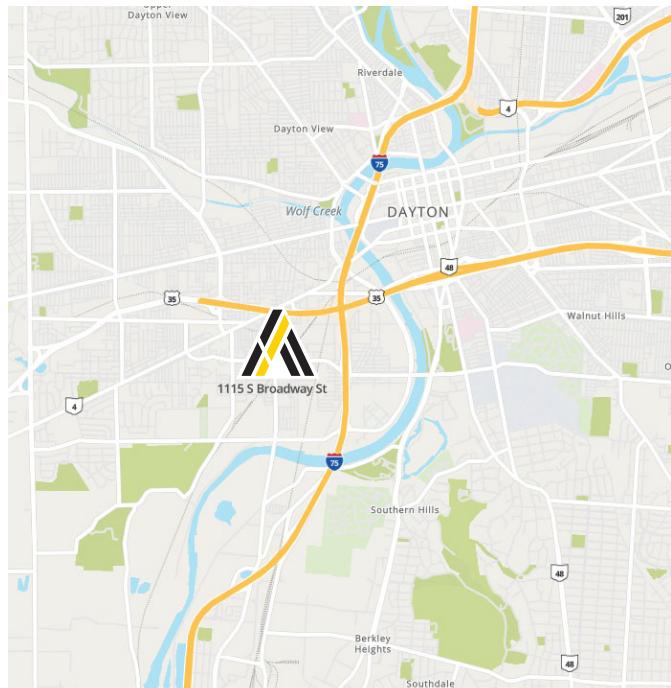

## 1115 S. Broadway Street

Dayton, Ohio 45417

**SALE PRICE:**
~~\$1,250,000~~
**\$995,000**

### Property Highlights

- 2 Building sale - Total 28,000± SF
- 23,000± SF Main building
  - Clean manufacturing building with minimal updates needed
  - 5 OH doors
  - 1 Dock door
  - 3 Phase 277v power
  - 10' - 18' Clear height
  - New roof - 2023
  - 2,000± SF Office - mixture of hard-walled and open office
- 5,000± SF Annex building
  - Newly built storage building (2020)
  - 2 OH doors
  - 14' - 16' Clear height
- Includes several undeveloped parcels for future expansion
- Located less than 1 mile from full I-75 interchange


**Aaron Savino, SIOR**

Principal

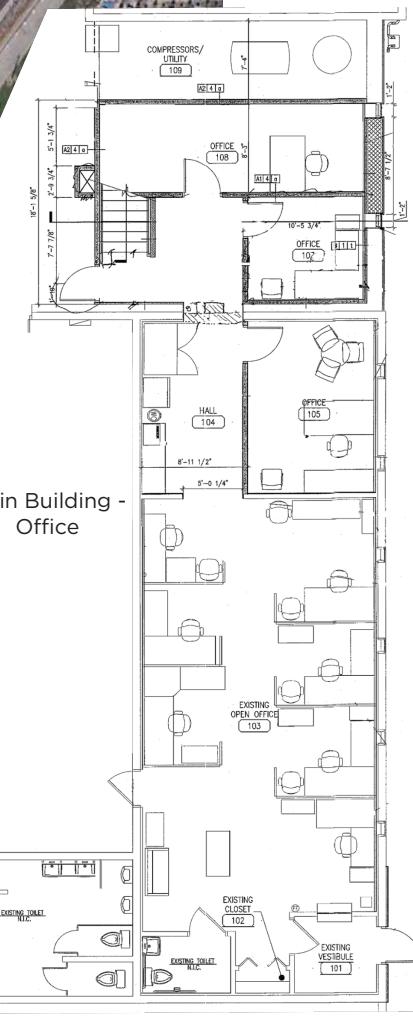
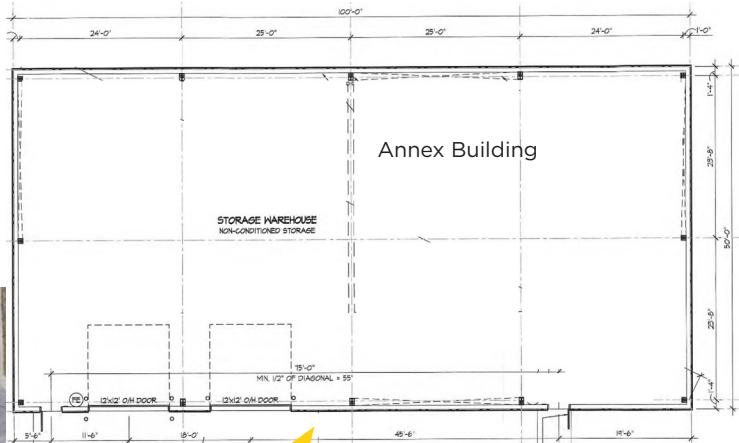
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## Aerial and Floor Plans



### Overhead Door Heights

#### Main Building

- 12' x 12'
- 10' x 12'
- (3) 10' x 10'
- 11' x 10 1/2'

#### Annex

- (2) 12' x 12'

