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3541 Stop 8 Road

Dayton, Ohio 45414

SALE PRICE:

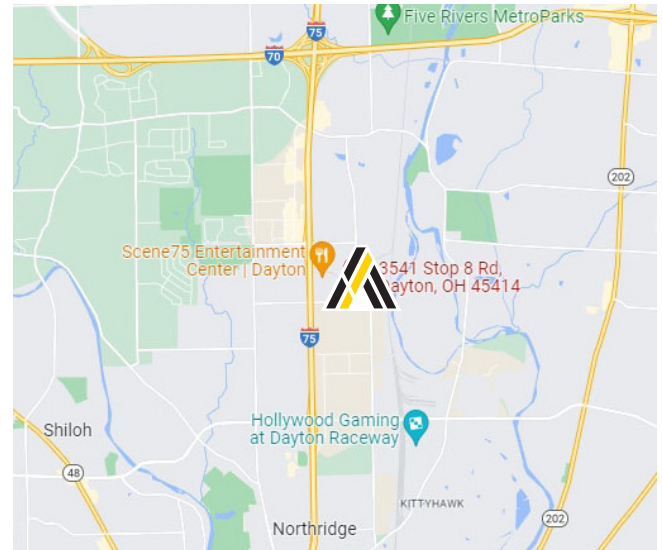
\$795,000

LEASE RATE:

\$9.95 PSF NNN

Property Highlights

- 8,320± SF Total
- 3,120± SF Office
- 5,200± SF Air conditioned warehouse
- Office layout - 5 offices, open office area, lobby, conference room, and break room with kitchenette
- 2 Restrooms
- 1 OH Door (10' x 10') with airlock
- 23 Parking spaces
- 600 Amp 240/120 volt 3 phase 4 wire electric panel
- 10' - 12' Ceiling heights
- Zoned I - Industrial; Light Manufacturing, Warehousing & Wholesale establishments



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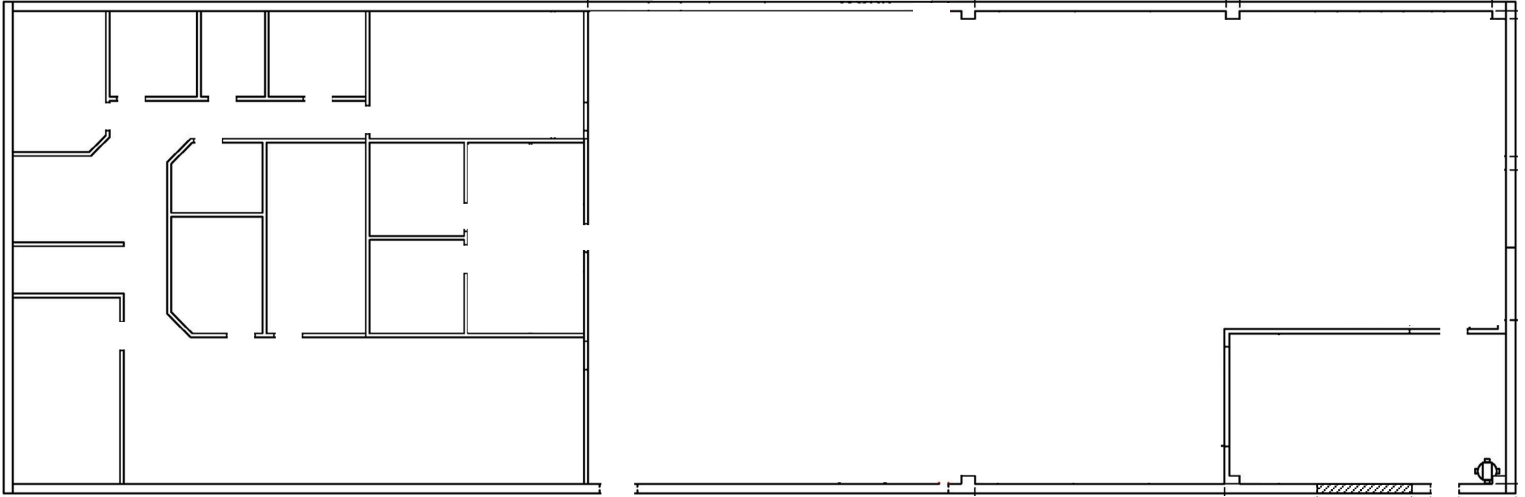
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Floor Plan



Aerial



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