



4301 James H. McGee Boulevard

Dayton, Ohio

Property Highlights

- 87,360± SF Industrial Facility
- 6.2± Acres
- 2,400 SF Office
- 13 OH Doors (various sizes)
- 1800 Amp 120/240 V 3 Phase 4 Wire
- 2x - 200 Amp 240 V 3 Phase
- 12' - 17' Ceiling height
- Secured gated lot
- Newer roof
- Buss ducts
- Dust collection system
- **Located in an Opportunity Zone!**
- Easy Access: 2 minutes to U.S. 35; 3 minutes to I-75; 10 minutes to I-70 via S.R. 49
- Excess Land 9.88± Acres: \$197,600
- Building with 6.2± Acres: \$880,000
- Package Price: \$990,000



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Wade Elliott

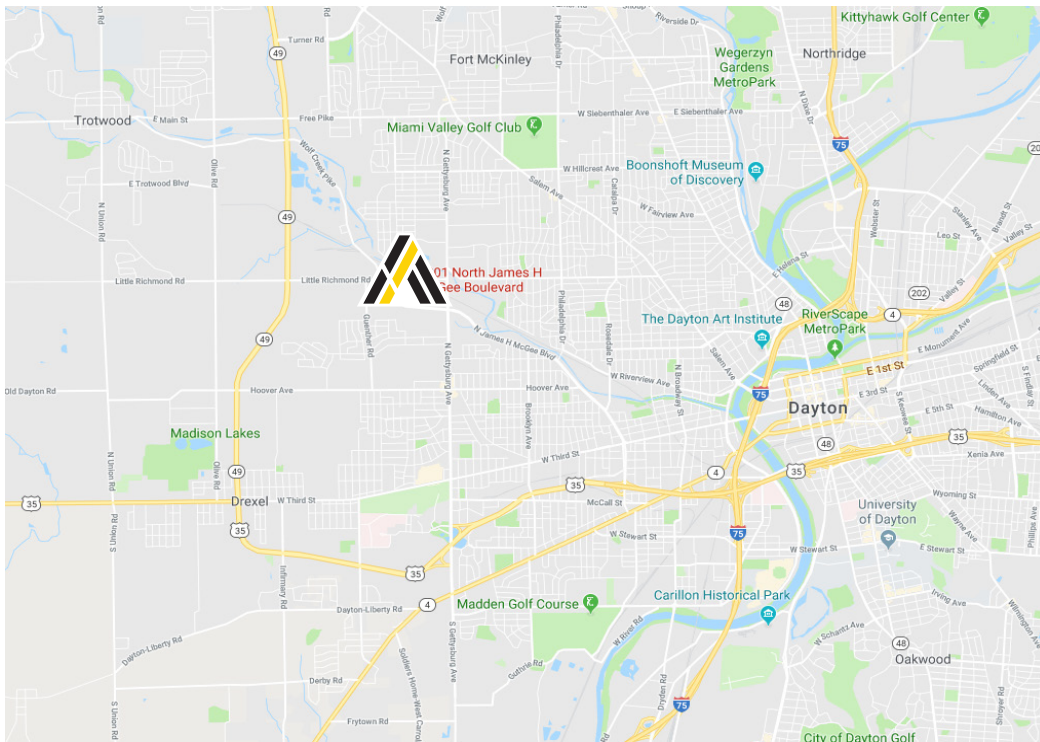
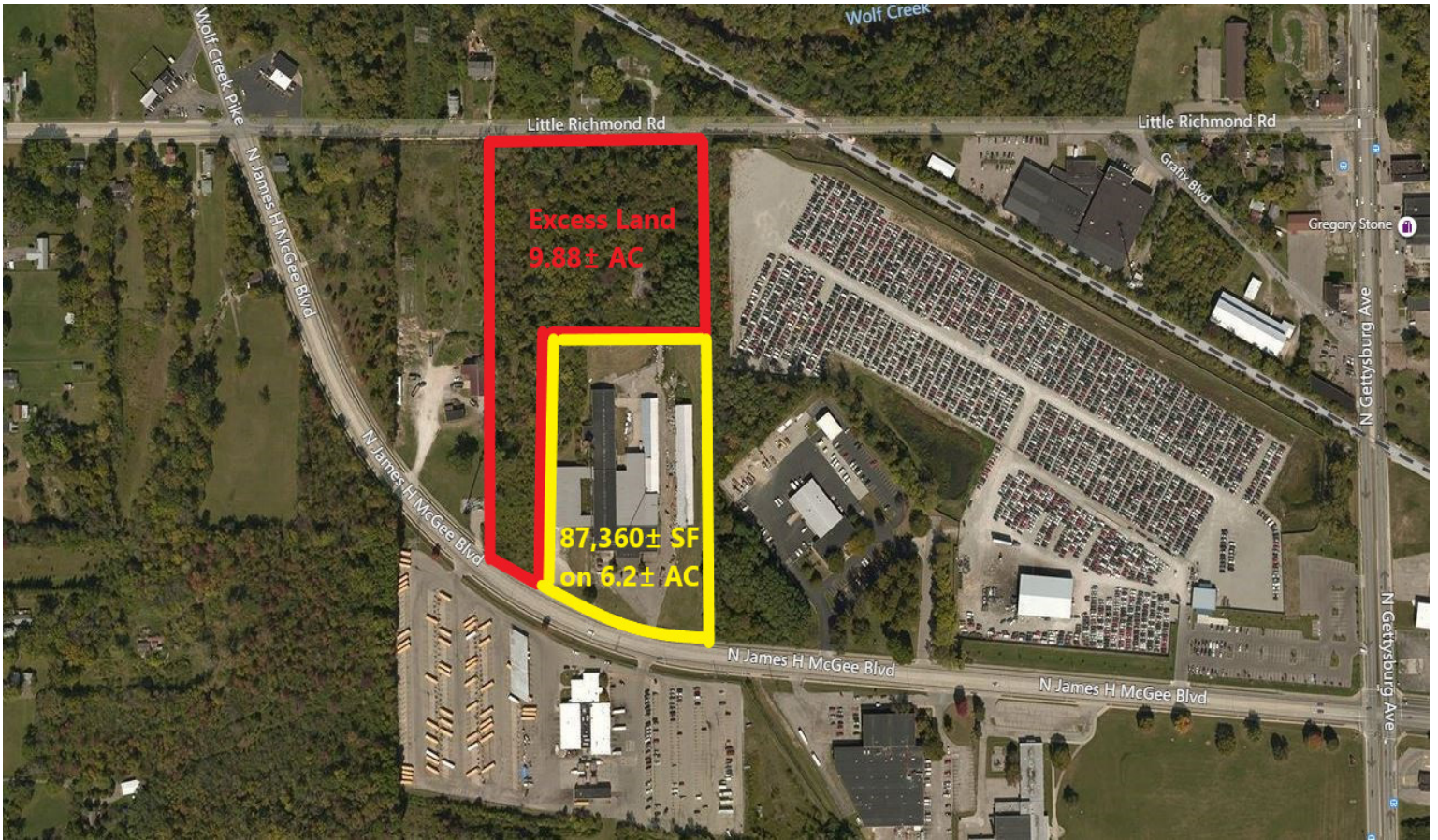
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