



Click **HERE** for video tour

301 Gaddis Boulevard

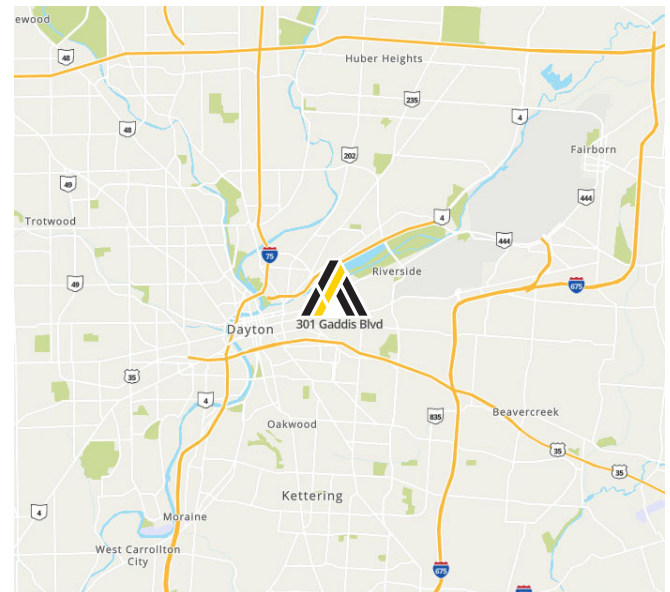
Dayton, Ohio 45403

SALE PRICE:

\$4,900,000

Property Highlights

- 132,000± SF Total SF (127,000± Main Building)
- 10,000± SF Office
- 5,000± SF Maintenance garage with restroom
- 11.3578± Acres
- 5 Docks
- 1 Drive-In door
- Clear ceiling height - 16.5'±
- New roof - 2019
- Fenced in parking lot and 3± acre field for outside storage expansion
- Heavy power
- Seller controlled 3PL open to signing up to a 3-year lease at closing for \$3.50/SF NNN (\$462,000 net rent per year)



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Industrial Space

Building Specifications

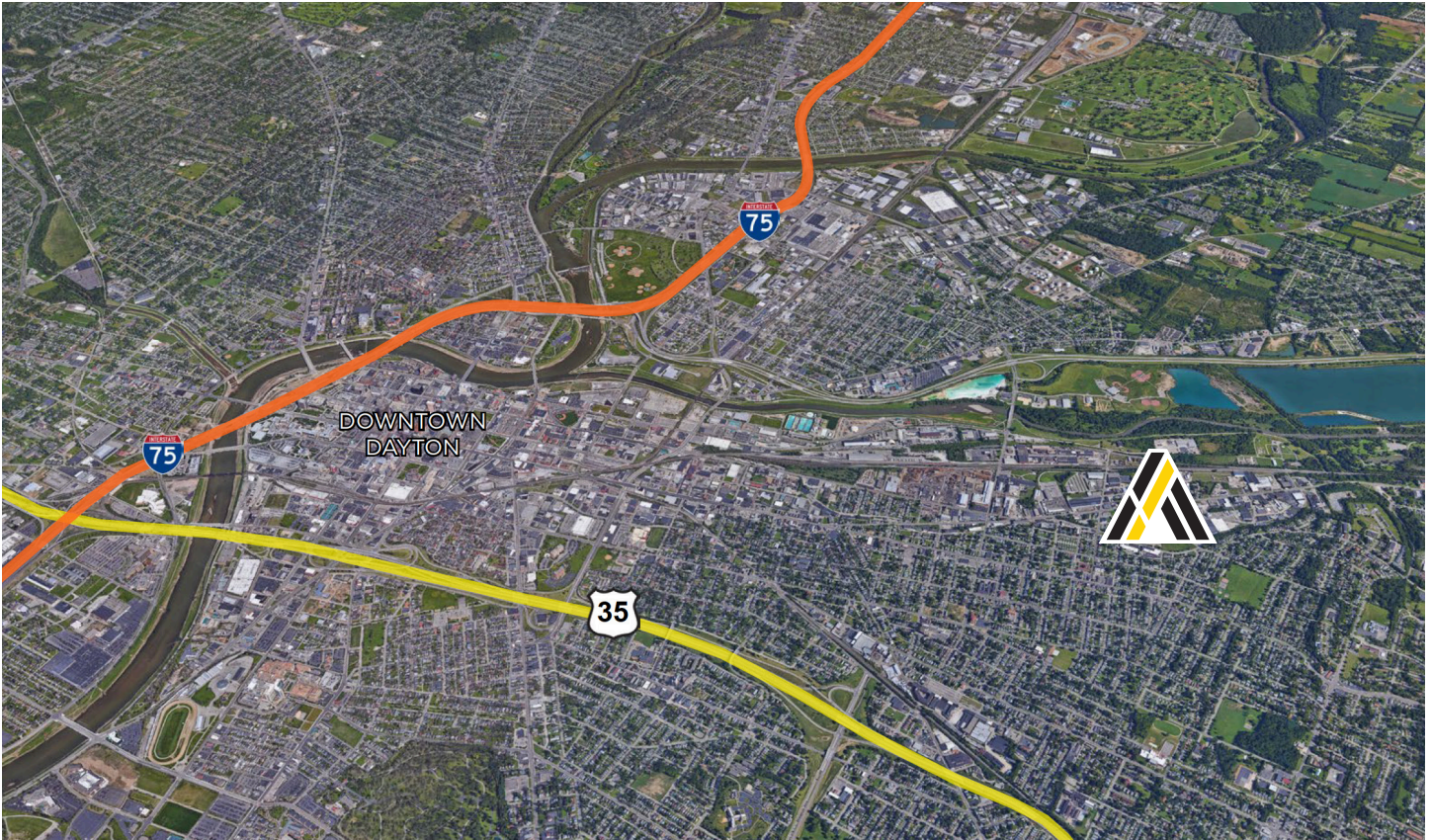
Location:	Dayton, OH 45403
Building Size:	132,000± SF Total SF (127,000± Main Building)
Garage/Storage:	5,000± SF Maintenance garage with restroom
Acreage:	11.3578± Acres
Clear Height:	16.5'±
Year Built:	1947; Renovated 2019
Fire Suppression:	100% Wet Sprinkler
Heating:	Boiler heat
Airport:	Dayton International Airport is located 14.6 miles northwest via I-75/I-70
Drive-In Doors:	1 OH Drive-In door
Loading Doors:	5 Docks
Construction:	Masonry
Power:	1600 amps; 240 volt, 3 Phase 1200 amps; 480 volt, 3 phase
Lighting:	LED
Fans:	Six (6) roof exhaust fans
Parking:	Fenced-in parking lot with expandable lot

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Aerial and Location Map



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