

PRICE REDUCTION! IND./MFG. FACILITY

3005-3009 PRODUCTION COURT

HARRISON TOWNSHIP - DAYTON, OHIO 45414



Property Highlights:

Square Feet: 22,500 SF

Sale Price: \$599,000

Lease Rate: \$3.50 NNN SF

Clear Height: Up to 18' clear

- ✓ Exterior Remodel 2024
- ✓ Heavy Power
- ✓ New Asphalt Lot
- ✓ 2 Minutes to I-75
- ✓ 2 Docks & Drive-In Door
- ✓ 2,000 SF Offices
- ✓ \$0.97/SF NNN



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INDUSTRIAL/MANUFACTURING FACILITY



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Land: 0.8 Acres	Power: 2,000 Amps;
Warehouse SF: 20,500 SF	480 Volts; III Phase
Office SF: 2,000 SF	Zoning: OSI-1;
Crane: 2 Ton crane & monorail	Office/Service/Industrial Park
Docks: One - Exterior	Year Built: 1972
One - Interior	Lighting: T-8
Drive-In Door: One - 10' x 12'	Utilities: City Water, Sewer, &
Construction Type: Block	Natural Gas
Restrooms: Three	HVAC Plant: Infrared
Floor Thickness: 6"	Parcel Number:
Bus Ducts: Yes	E21-24411-0007 & E21-24411-0008
Roof: Flat Rubber Membrane	Annual Taxes: \$16,615.33
(Conklin Roofing System)	
Parking: 20 Spaces	

Scan for
more info



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