

FOR SALE

Ideal Manufacturing/Assembly Facility

1500 Humphrey Ave.
Dayton, Ohio 45410
Montgomery County



PROPERTY HIGHLIGHTS

- Great 20,774 SF manufacturing building
- 15,000 SF production/ 5,000 SF Office
- Heavy three phase power
- Industrial size gas service
- 10 ton and 4 ton crane available
- Bus ducts
- Compressed air lines
- Newer compressor room, compressor available
- one minute from SR 35 and Woodman, near I 675
- 4,000 SF highbay crane area (24 tall , 15 foot under hook)
- Shop area - 14 foot tall ceilings
- Outside ramp and freight high dock

SALE PRICE: \$695,000



For more information, please contact:

Miller-Valentine Group Realty Services
137 North Main Street, Ste. 900
Dayton, OH 45402

- Gerry Smith
(937) 297-9368
gerry.smith@mvg.com

FOR SALE

Ideal Manufacturing/Assembly Facility

1500 Humphrey Ave.

Troy, Ohio 45373

Dayton, Ohio



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BUILDING SKETCH



Sketch by AutoCAD

Scale 1=25

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN	
Code	Description	Size	Total	Breakdown	Subtotal
GLA	Office	5189.00		Office	
	Shop	15420.00	20609.00	39.0 x 121.5	4738.50
F/P	High Bay Crane Area	4000.00		15.5 x 29.0	449.50
				Shop	
				101.5 x 152.0	15420.00
TOTAL LIVABLE (rounded)			20616	3 Areas Total (rounded)	20616

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