



New Roof in 2015
Manufacturing/Warehouse Facility
1546 Stanley Avenue
Dayton, Ohio 45404

Available:
77,200 SF

For Sale or Lease:
\$1,070,000
\$2.25 NNN SF/Year



Land:	4.9 Acres	Power:	480 Volts 3000 Amps III Phase
Square Footage:	77,200 SF	Sprinkler System:	Wet
Warehouse SF:	70,000 SF	Year Built:	1961 & Renovated 1991
Office SF:	7,200 SF	Floor Thickness:	6" – 8"
Clear Height:	13' – 15'	Roof:	New 2015 Rubber Roof
Column Spacing:	30' x 40'	Utilities:	City Water & Sewer
Docks:	Six – 8'5" x 9'	HVAC Plant:	Forced Air Gas
Drive-In Doors:	One – 12' x 16' Two – 12' x 12'	Lighting:	LED & Fluorescent

Highlights:

- New Roof - March 2015
- 1/2 Mile to I-75
- Cooler Space
- Large Asphalt Lot
- Fenced Truck Storage Yard
- Heavy Power
- Truck Repair Bay
- Bus Ducts
- Floor Drains

Parking Spaces:	80 Spaces
Outside Storage:	Yes
Zoning:	I-1; Light Industrial
Parcel Number:	R72-05706-0135 & R72-05706-0168
Annual Taxes:	\$31,861

For information, contact:

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