



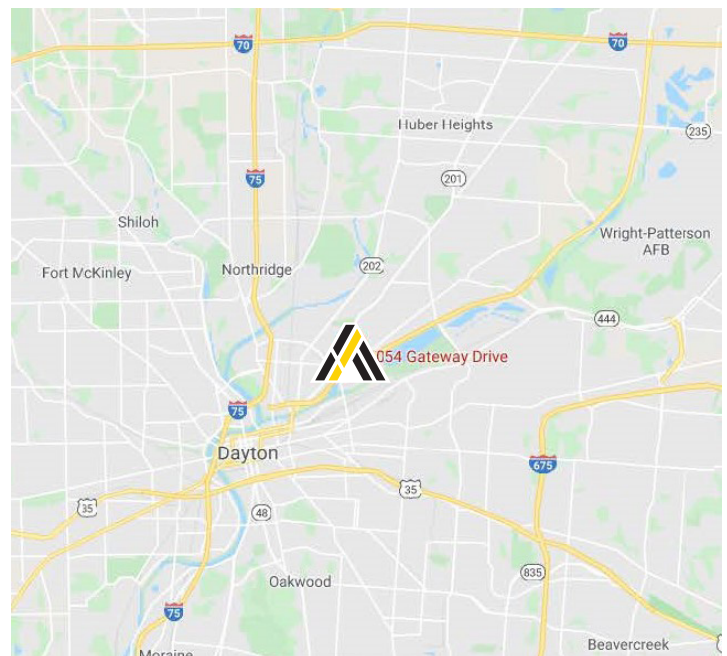
1054 Gateway Drive

Dayton, Ohio 45404

LEASE RATE: SALE PRICE:
\$4.25 PSF NNN \$1,400,000

Property Highlights

- 30,510± SF Available
- 27,300± SF Warehouse
- 3,210± SF Office
- 2.706± Acres
- Zoned I-1 - Industrial
- Year built - 2001
- 22' Clear height in warehouse
- 2 Loading docks (10' x 9')
- 1 Drive-in door (12' x 14")
- 600 Amps single phase power
- Centrally located
- Immediate access to Rt 4



Steve Peters, SIOR

Principal

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Photos



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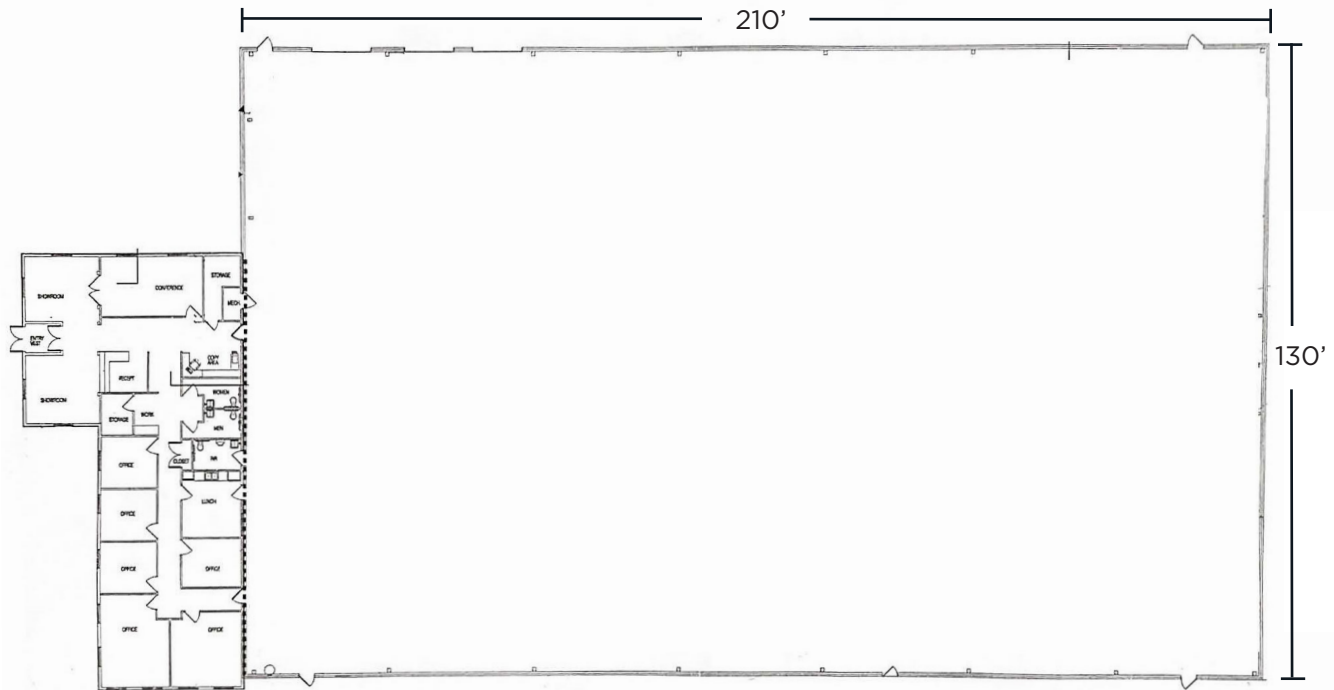
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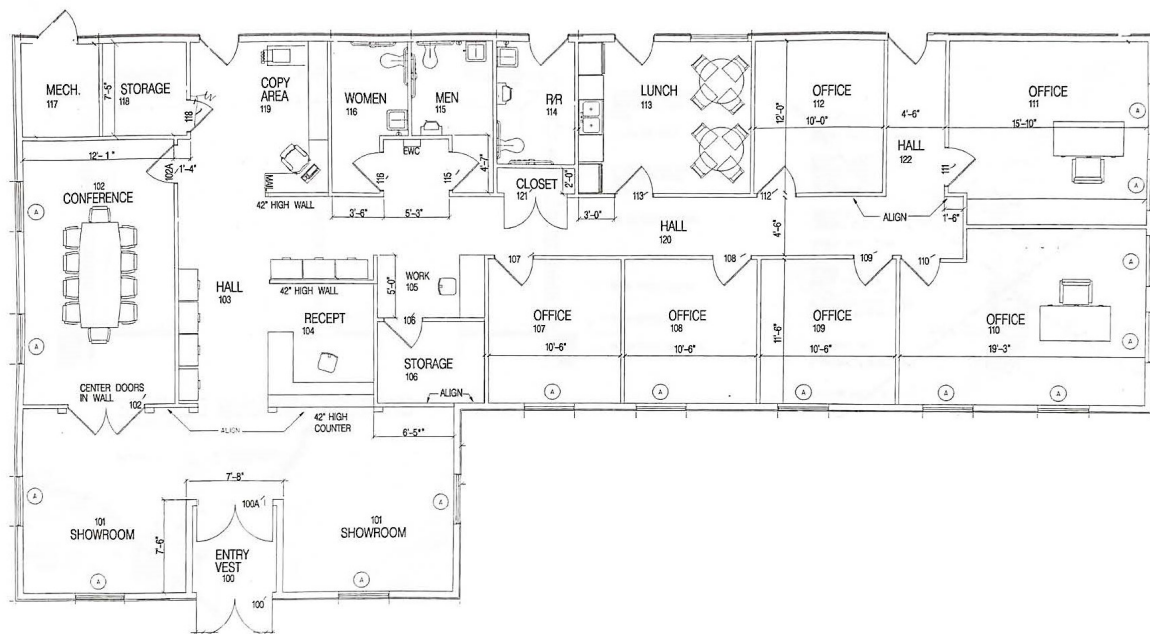
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Floor Plan



Office Plan



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Site Plan

