

## FOR SALE OR LEASE

### Light Industrial Facility

**20 Innovation Court**

Dayton, Ohio 45414

Montgomery County

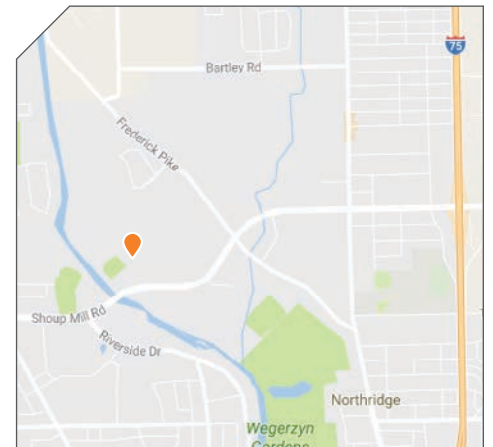


#### PROPERTY HIGHLIGHTS

- 15,000 total SF industrial facility on 2.97 AC
- 11,800 SF of warehouse/production
- 3,200 SF office
- Built 2006
- 16 ft ceilings
- 4 drive ins, 1 freight dock
- 2 drive in doors for drive through building loading
- Ti line connectivity
- Power: 3 Phase 4 Wire, 400A of 277/480V, 225A of 120/208V
- Extensive paved parking area, drive through or around building
- Restrooms with shower/locker area
- Break area
- Telesales area

**SALE PRICE: \$1,150,000**

**LEASE RATE: \$ 7.00/SF NNN**



For more information, please contact:

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