



555 Gaddis Blvd.

Dayton, Ohio, 45403

SALE PRICE:

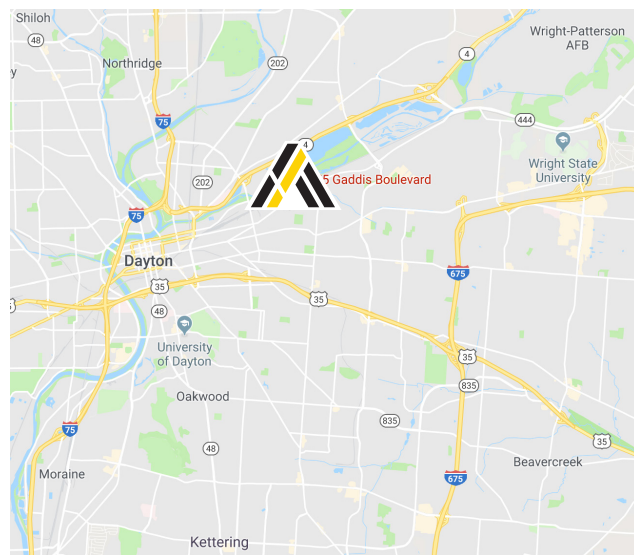
\$825,000

LEASE PRICE:

\$3.50 PSF NNN

Property Highlights

- 30,174± SF Total
- 27,674± SF shop/warehouse
- 2,500± SF office
- Year built: 1952/1992 (addition)
- ESFR Sprinkler System
- Masonry construction
- 4 Docks (10' x 10') with levelers
- 2 OH Doors: 12'x 14', 10' x 12'
- Clear Height (warehouse): 16' original, 20' addition
- Metal halide and fluorescent lighting
- OH gas fired and gas radiant heat
- Kitchen and break area
- 2 conference rooms
- 400 Amp 240 Volt 3 Phase 4 Wire Service
- City water and sewer

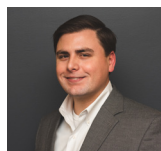


Mark Dlott, SIOR

Senior Vice President

937.469.8267

Mark.Dlott@ApexCommercialGroup.com



Wade Elliott

Commercial Sales & Leasing

937.469.8270

Wade.Elliott@ApexCommercialGroup.com

