



FOR LEASE

1934 Stanley Avenue
Dayton, Ohio

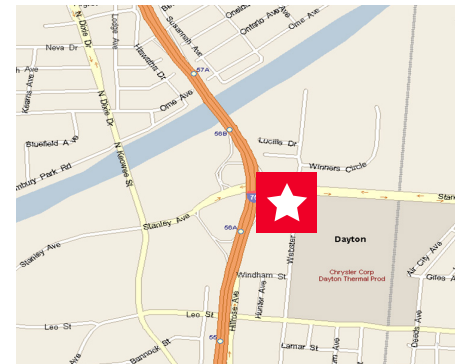
LEASE RATE REDUCED



8,684± SF Office/Warehouse/Manufacturing Facility
Lease Rate: \$1,950/month gross

Property Highlights

- 5,684± SF Manufacturing
- 3,000± SF Office
- Built in 1954
- Situated on .495± Acres
- Zoned I-2
- Masonry Construction
- Concrete Floor
- 12' Ceiling Height
- Built-up Roof
- City of Dayton Water and Sewer
- Overhead Gas-Fired Heat
- Fluorescent Lighting
- 400 Amp 240 Volt 3 Phase 4 Wire
- 200 Amp 120/240 Volt Single Phase
- Buss Ducts
- Well Insulated
- Adjacent to I-75
- Two OH Doors
- Dock Platform
- Restrooms - One Set in Office; Mens Room in Shop
- Office Area Air Conditioned



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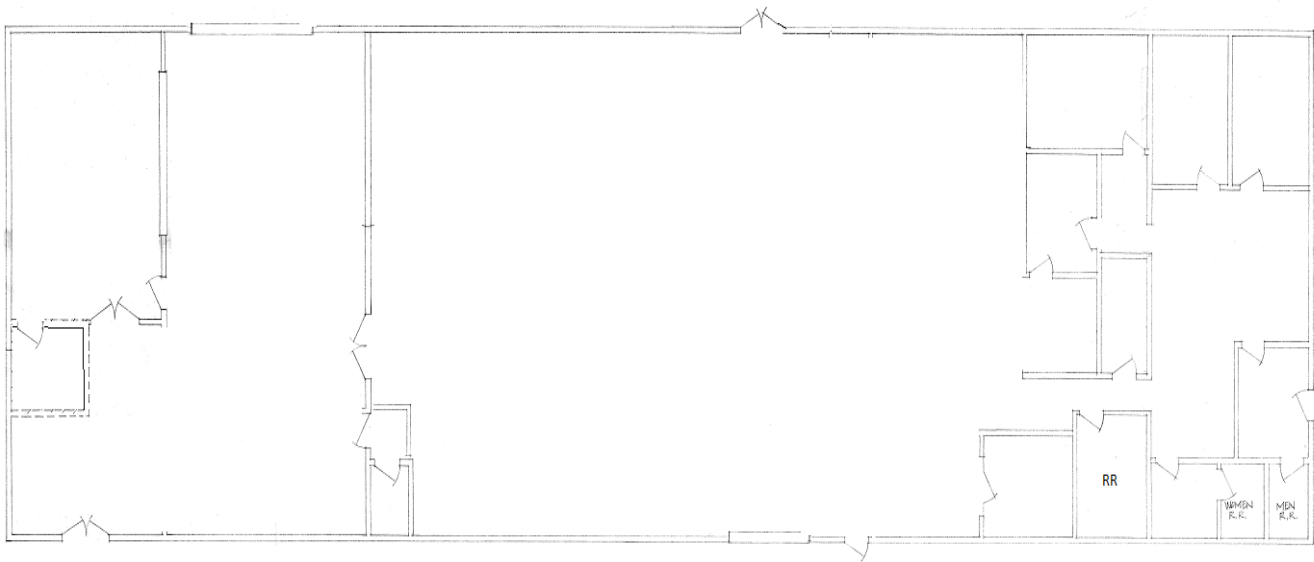
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