



For Sale or For Lease

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Colliers | Dayton

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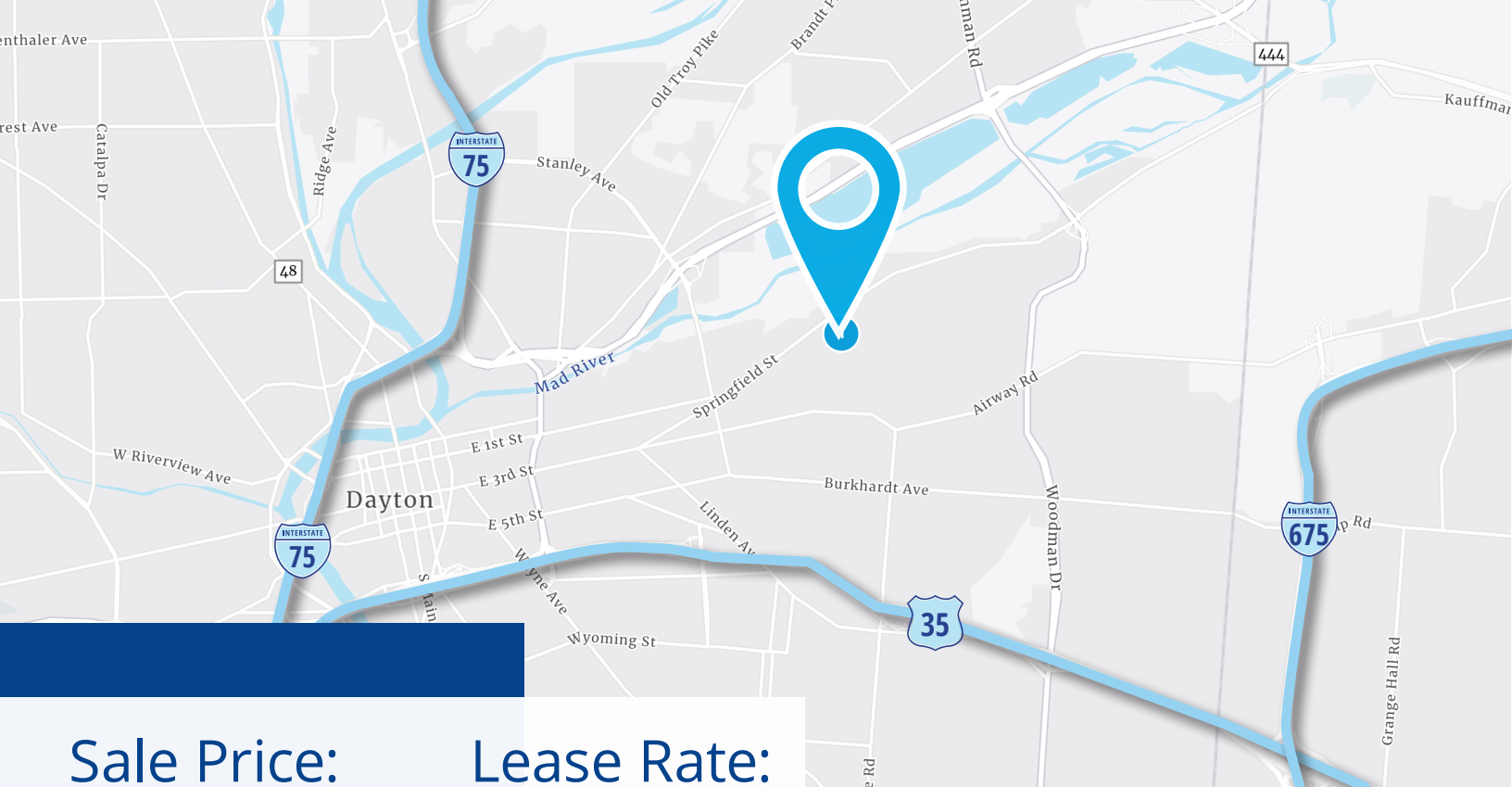


322 Winston Avenue Dayton, Ohio 45403

Prime location East of Downtown Dayton with quick access to OH-4 only being 1.6 miles away.

Highlights:

- Total SF – 15,292
- Office SF – 1,000 SF +/-
- Zoning – Light Industrial
- Roof – Rubber membrane; replaced 2015
- Construction – Brick & Concrete Block
- Acreage - .5337
- Clear Height -12' Est.
- HVAC – Gas forced air / boiler
- Year Built – 1949
- Loading – 6 Docks | Drive-in to suit



Sale Price:
\$299,000

Lease Rate:
\$1.65/SF NNN

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