

# FOR SALE OR LEASE

## Industrial/Manufacturing Building

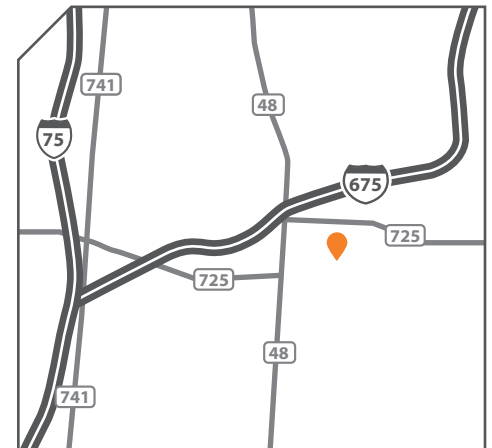
115 Compark Rd.  
Dayton, OH 45459  
Montgomery County



### PROPERTY HIGHLIGHTS

- 149,681 SF industrial building available for sale, including 7,000 SF of office
- 100,000 SF available for lease, can include 7,000 SF of office
- 9.8272 AC parcel
- 28' clear height in approximately 75,000 SF (23' clear height in the balance of the building)
- 10 docks (8 are covered)
- 2 drive-in doors
- 40 x 40 column spacing
- Fully sprinklered
- Solar Power
- Built in 1965; renovated in 1996
- Heavy Power
- Owner willing to sign multi-year lease

**NEW SALE PRICE: \$2,950,000 (20.00/SF)**  
**LEASE RATE: \$2.75/SF NNN**



For more information, please contact:

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