



535 E DIXIE HIGHWAY

DAYTON, OH 45449

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS



8,636 SqFt

- Located in West Carrollton minutes to I-75
- [Zoning: B2](#)
- Available for immediate occupancy
- Suite sizes from 1,000+ SqFt
- Three (3) drive-in doors
- Small fenced parking / outdoor storage area
- Sale Price: \$595,000 (\$69/SqFt)
- Lease Rate: Negotiable



CLICK HERE FOR AERIAL VIDEO

INFO@SQFTCOMMERCIAL.COM
(513) 843-1600
[SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)



PROPERTY DETAILS

Total SqFt:	8,636
Warehouse SqFt:	7,136
Office SqFt:	1,500
Acreage:	0.59 acres
Clear Height:	11'-15"
Year Built:	1928+
Type Construction:	Block, masonry, steel, and wood
Lighting:	Fluorescent
Column Spacing:	Varies
Dock door:	None
Drive-in door:	Three (3); 10'x10', 12'x12', and 8'x10'
Sprinkler:	None
Electrical Service:	240-volt, 3-phase, 400-amps with various sub panels throughout
Heat:	Natural gas
Roof:	Rubber
Parking Lot:	Fourteen (14) spaces
Restrooms:	Two (2)

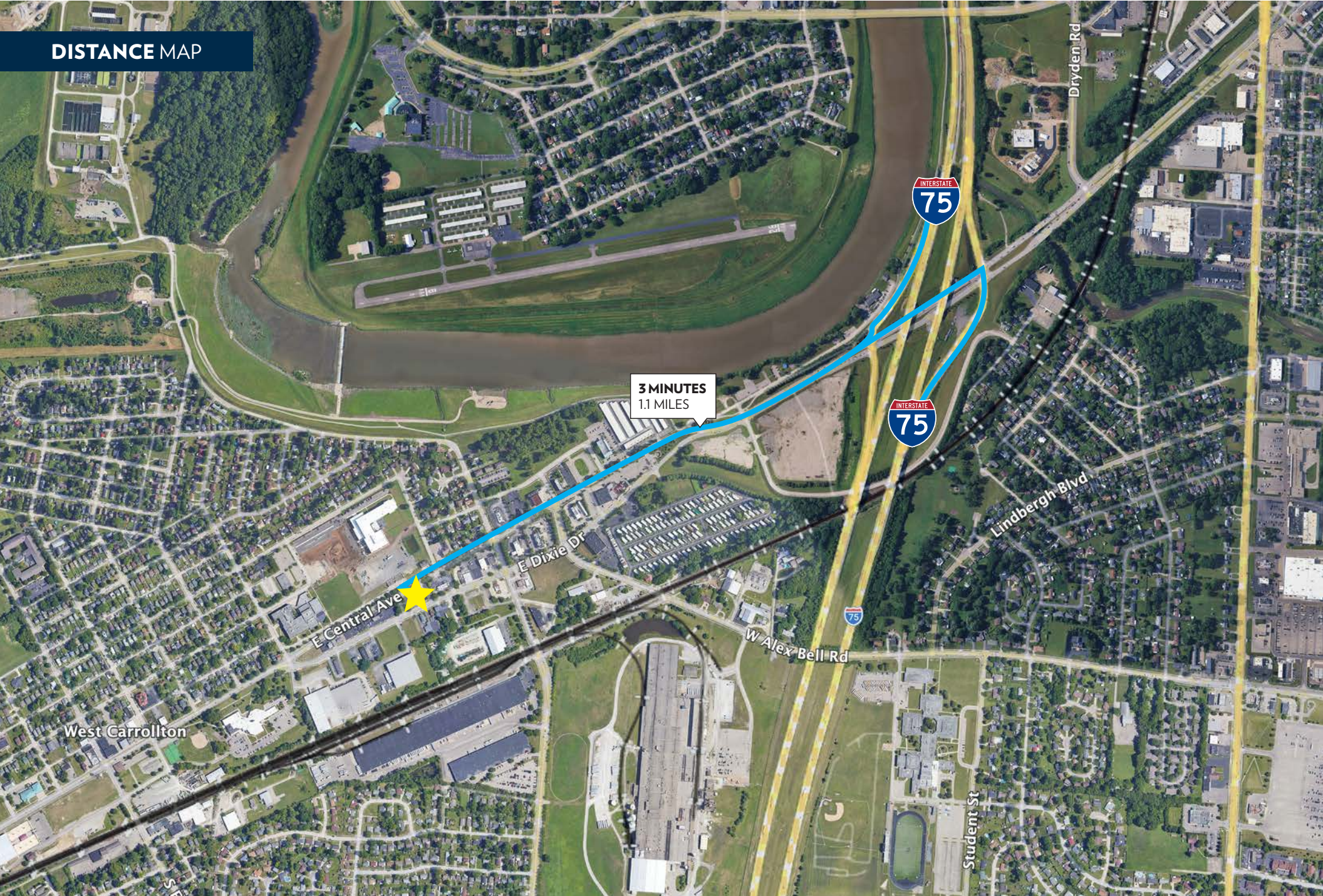
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DISTANCE MAP



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PARCEL OUTLINE

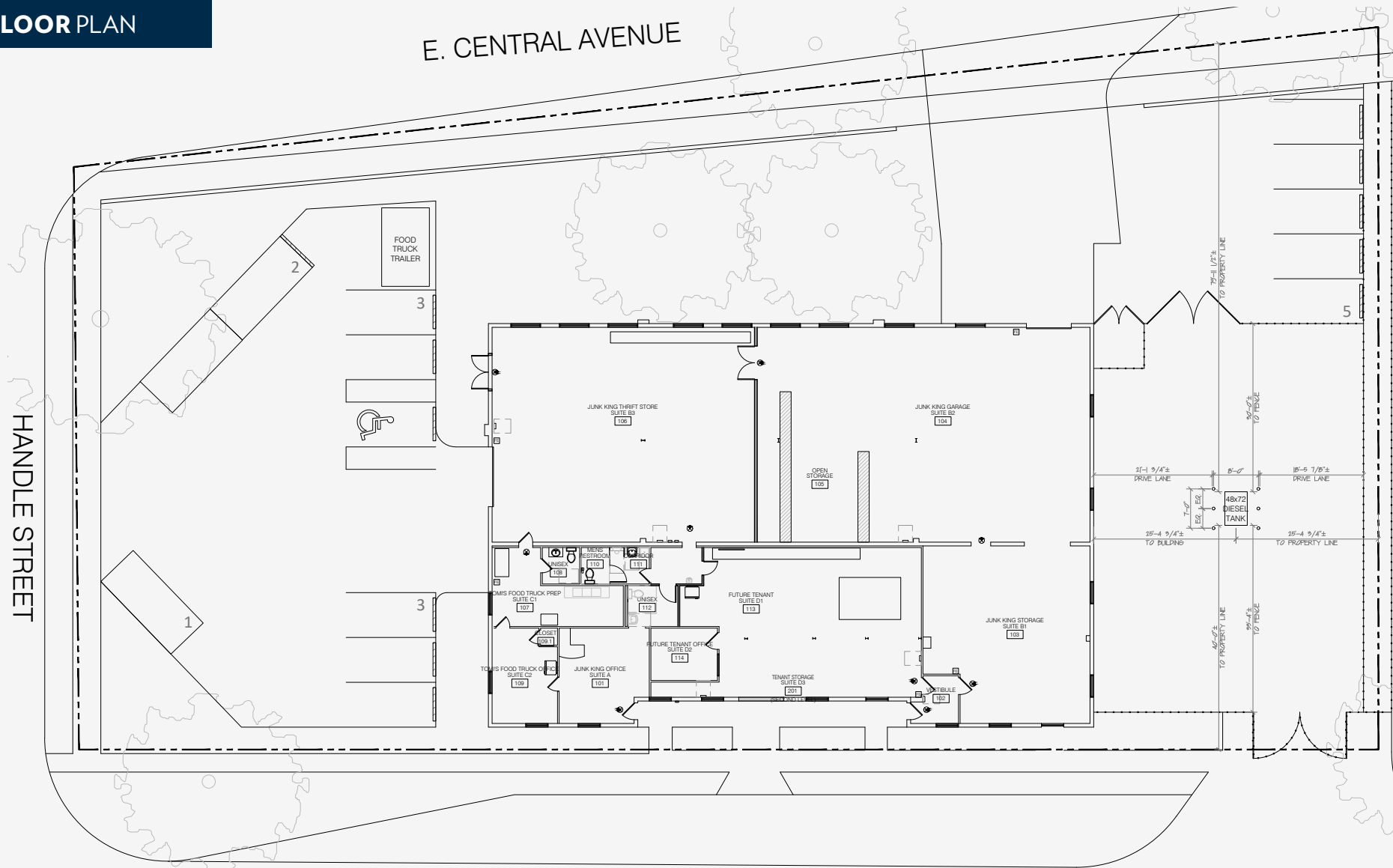


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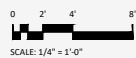
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SqFt

FLOOR PLAN



E. DIXIE DRIVE



1
SK-00

SITE PLAN
SCALE: 1/8"=1'-0"

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