

FOR SALE - INDUSTRIAL/WAREHOUSE/MANUFACTURING



**CUSHMAN &
WAKEFIELD**

5732 Webster Street
Dayton, Ohio 45414

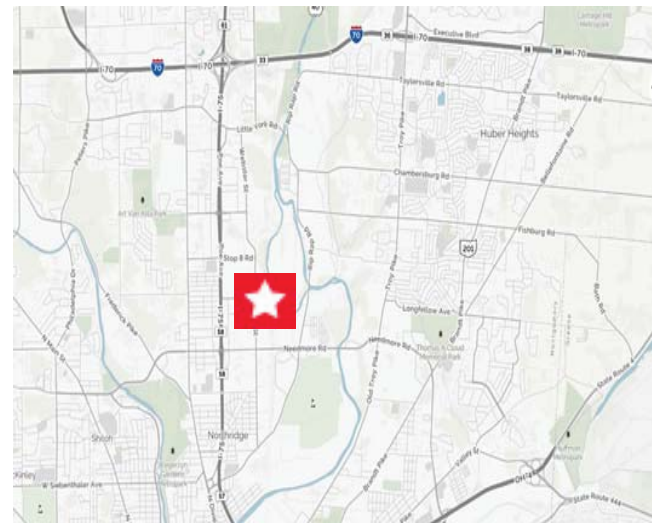


Property Highlights

35,000± SF Total

Sale Price: \$600,000

- **35,000± SF Total**
- **500± SF Office**
- **34,500± SF Warehouse/Manufacturing Space**
- **Built 1983**
- **Situated on 2.335 Acres**
- **25'-30' Clear Ceiling Height**
- **4 Docks with Levelers**
- **1 OH Door (12' x 14')**
- **400 Amps 480 Volt 3 Phase Electric Service**
- **Gas OH Heat**
- **New LED Lighting**
- **4 Restrooms**
- **Well Insulated**
- **Fully Sprinklered**
- **6" Reinforced Concrete Floors**



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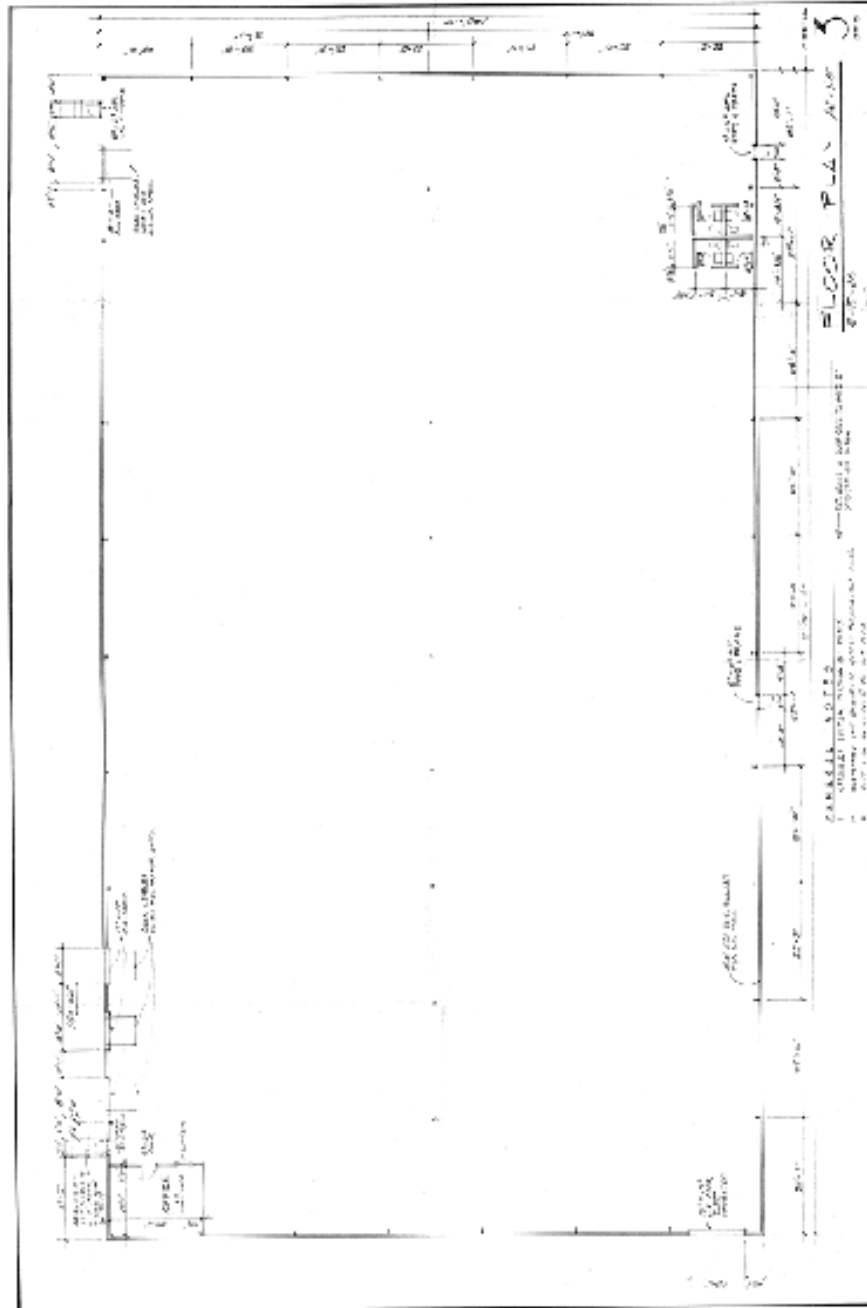
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