

FOR SALE OR LEASE

Warehouse/Manufacturing Building

1 Display Pointe
Clayton, OH 45315
Montgomery County

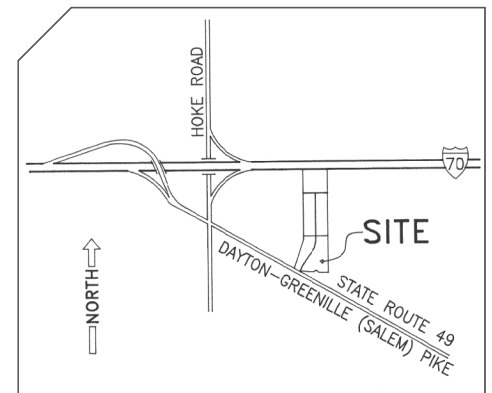


BUILDING HIGHLIGHTS

- Newer 59,000 SF warehouse/manufacturing building
- Less than one (1) mile from I-70 and about six (6) miles from the I-70 / I-75 intersection
- Built new in 1996, renovated in the last 3 years, and is in move in condition
- Ideal for corporate headquarters
- +/- 7,000 SF of office with large offices and open work area
- 17' clear height
- 2,000 amps of 277/480 V 3 phase power

LEASE RATE: \$3.95 PSF NNN

SALE PRICE: ~~\$2,495,000~~ NOW \$2,395,000



For more information, please contact:

Miller-Valentine Group Realty Services
137 North Main Street, Ste. 900
Dayton, OH 45402

- Steve Peters, SIOR
937.297.3243
steve.peters@mvg.com

FOR SALE OR LEASE

Warehouse/Manufacturing Building

1 Display Pointe
Clayton, OH 45315
Montgomery County

BUILDING SPECIFICATIONS

Location:	Englewood, Ohio
Total Building Area:	59,000 SF
Office Space:	+/- 7,000 SF
Warehouse/Production Space:	+/- 52,000 SF
Land Area:	5.588 AC
Parcel ID:	M57 00907 0025
Year Built:	1996, renovated in the last 3 years
Construction Type:	Structural steel frame with masonry walls
Floor:	6" reinforced concrete
Roof:	Carlisle EDPM reinforced membrane with gravel ballast
Loading:	Six (6) dock high doors and one (1) grade level door
Ceiling Height:	17 ft.
Parking:	116 spaces
Restrooms:	Men's and women's sets in shop and office area
Heating:	Gas
Air Conditioning:	Office area only
Lighting:	T-8
Sprinklered:	Wet system
Power:	2,000 amps 277/480 V 3 phase
2013 Annual Taxes:	\$62,922.13
Reduced Sale Price:	\$2,395,000
Lease Rate:	\$3.95 psf NNN



For more information, please contact:

Miller-Valentine Group Realty Services
137 North Main Street, Ste. 900
Dayton, OH 45402

■ Steve Peters, SIOR
937.297.3243
steve.peters@mvg.com

FOR SALE OR LEASE

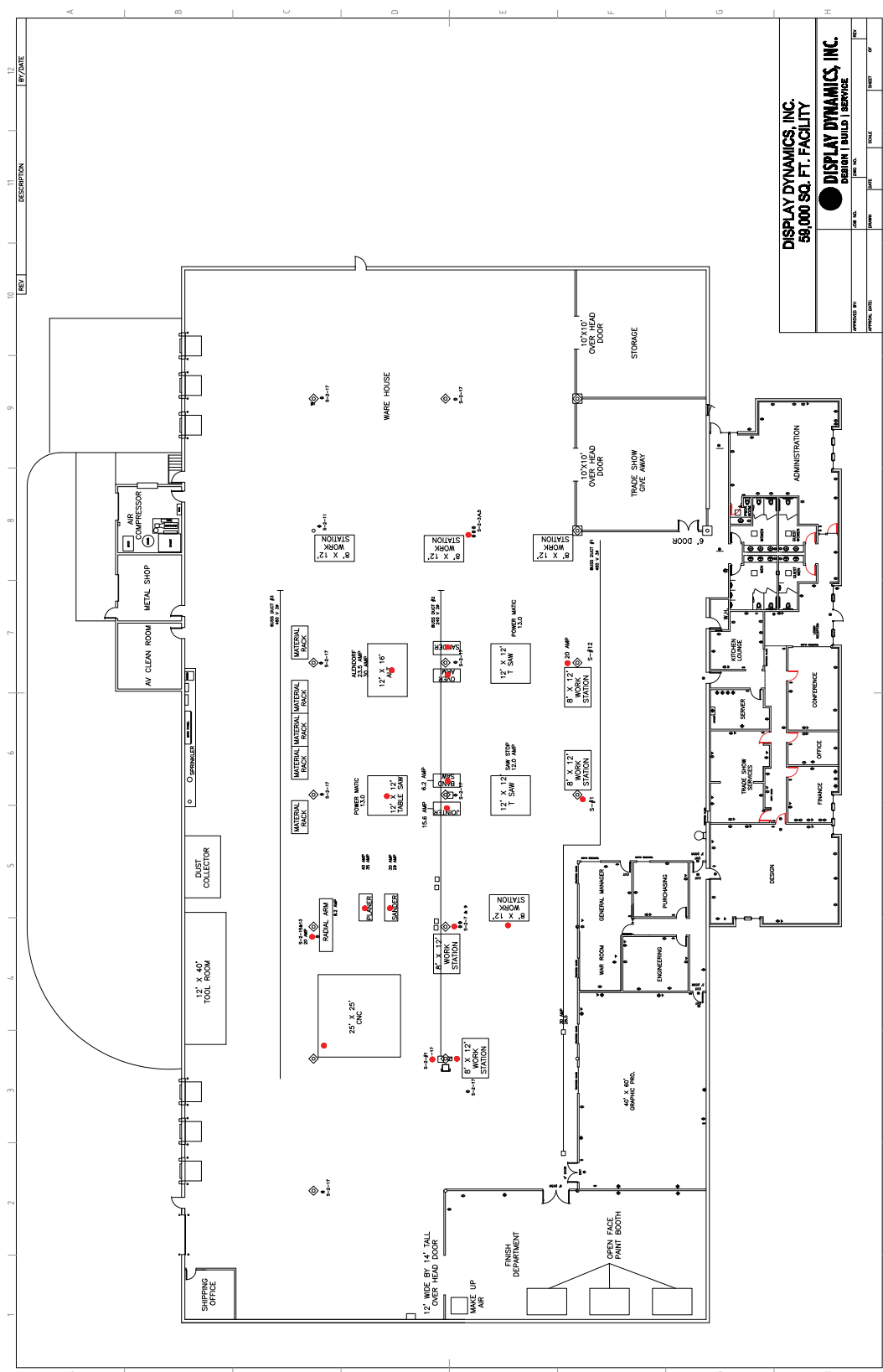
Warehouse/Manufacturing Building

1 Display Pointe
Clayton, OH 45315
Montgomery County



1 Display Pointe
Clayton, OH 45315
Montgomery County

DISPLAY DYNAMICS, INC. 58,000 SQ. FT. FACILITY	
DISPLAY DYNAMICS, INC. DESIGN BUILD SERVICE	
PROJECT NO.	05
DATE, (MM/DD)	05/01/12
OWNER	USF
PROJECT	05000
DATE	05/01/12
BY	05



EXPERIENCE THE DIFFERENCE

1 Display Pointe
Clayton, OH 45315
Montgomery County

[illegible]

www.mvg.com