

FOR SALE OR LEASE

Warehouse/Light Industrial

2046 Valley Pike

Dayton, OH 45404

Montgomery County

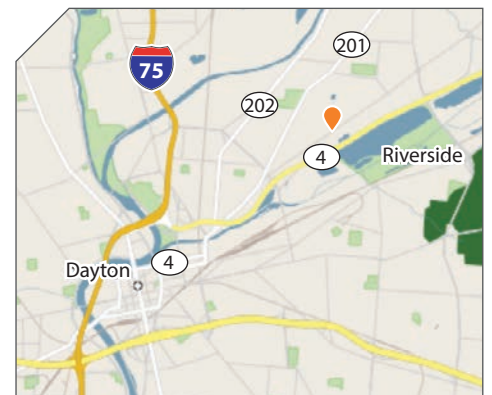


PROPERTY HIGHLIGHTS

- 22,000-square-foot industrial facility on 1.90 acres
- 21,000 SF of warehouse/production
- 1,000 SF office
- Can be divided into 2 units: 8,800 sf and 13,200 sf
- 16 ft clear height ceiling
- 5 freight docks
- Power: 3 Phase
- Extensive paved parking area

LEASE RATE: \$4.00/SF NNN

SALE PRICE: \$500,000



For more information, please contact:

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