

FOR SALE OR LEASE

Warehouse/Light Industrial

2046 Valley Pike

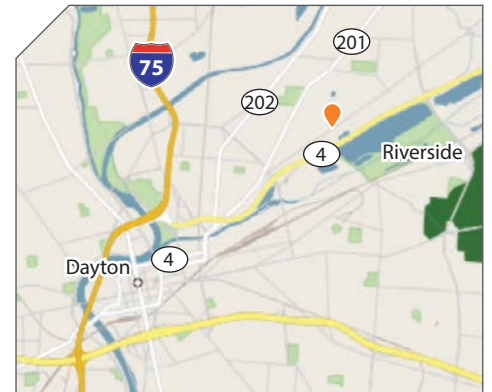
Dayton, OH 45404

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



For more information, please contact:

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

- Jerry Sharkey
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jerry.sharkey@mvg.com

LEASE RATE: \$4.00/SF NNN

SALE PRICE: \$500,000

Information should be deemed reliable but not guaranteed, all representations are approximate, and individual verification is recommended.

EXPERIENCE THE DIFFERENCE

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