

FOR SALE^{OR} LEASE

OFFICE/INDUSTRIAL/MANUFACTURING



325 Carr Dr. Brookville OH 45309

SALE: \$1,800,000

LEASE: \$4.80/sq.ft. NNN

For more info

contact Al Cummings:

937-241-9047

acummings@hricommercial.com

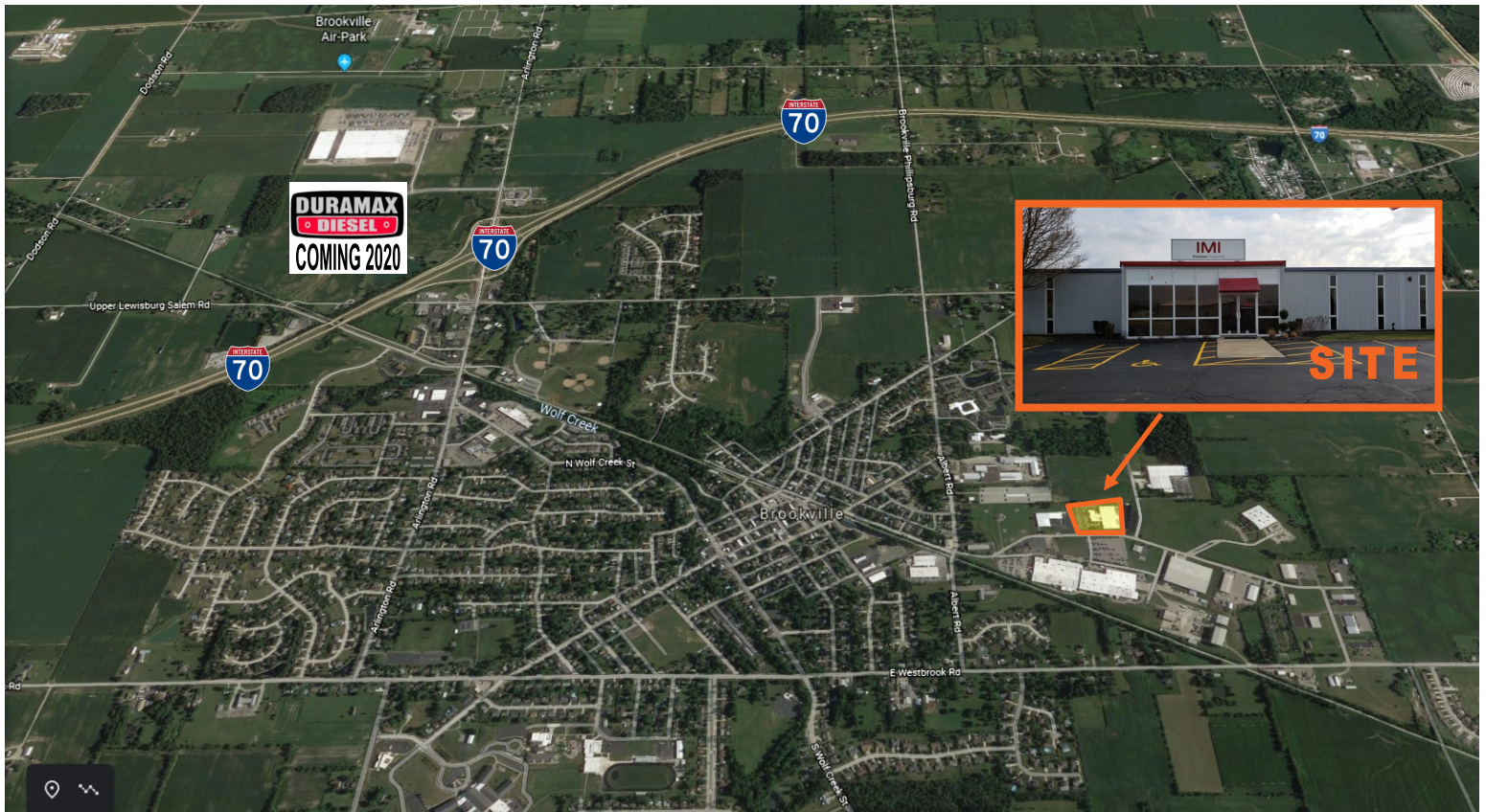
HRI
Commercial Realty

2288 Grange Hall Rd. Beavercreek OH 45431

61,900+sf industrial building for lease in Brookville, Oh. Current engineering/manufacturing tenant is vacating due to plant consolidation. 49,000+ sf manufacturing, 12,500 sf office, dock, other roll-up doors serving different areas. Very clean, well maintained facility. Sits on 5 acres, 160 parking spaces. Just 1.7 miles off I-70, 9 miles from Dayton International Airport, and 14 miles from the convergence of I-70/75. Less than 2 miles to General Motors new Duramax plant.

- **61,900 sq.ft. building**
- **12,500 sq.ft. office**
- **49,400 sq.ft. manufacturing**
- **4.96 ac. Lot**
- **2 drive-in doors**
- **1 dock door**

SITE MAPS

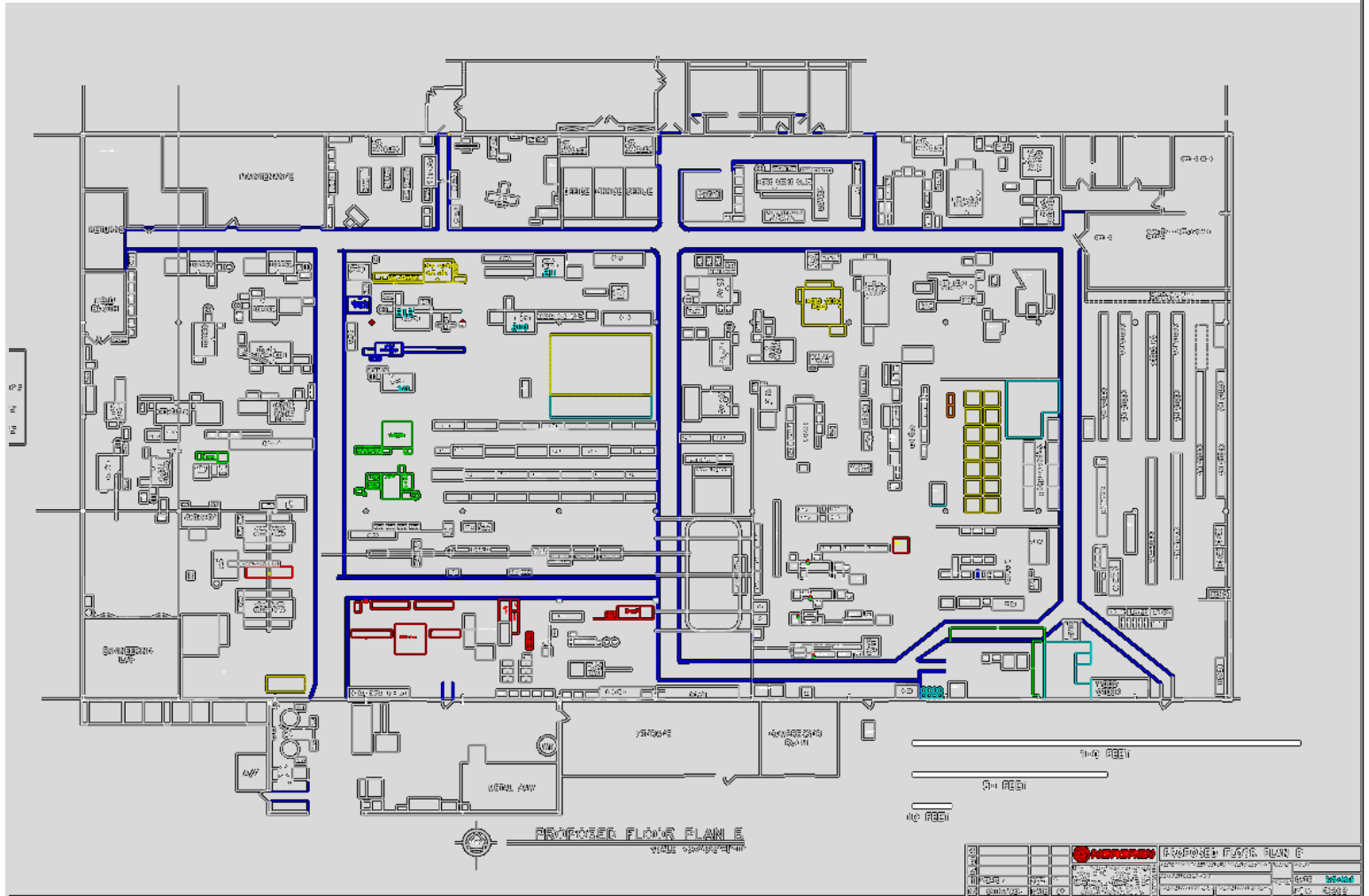


Close Proximity to:

- Interstate 70 (1.7 miles)
- Interstate 75 (12 miles)
- Dayton International Airport (9 miles)
- New GM Duramax Plant (1.8 miles)
- W.P.A.F.B. (15 miles)
- Richmond, IN (22 miles)



FLOOR PLAN



PROPERTY HIGHLIGHTS:

- Updated offices
- Wet/dry sprinkler
- 1 ton crane
- Cafeteria/breakroom
- Locker rooms
- Multiple entrances
- New roof 2016
- 280V power
- 14' ceiling heights