



SqFt
COMMERCIAL

IPB
INDUSTRIAL
PROPERTY BROKERS

1611 TROY ST., DAYTON, OH 45404
AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

 **34,490 Total SqFt**

- Located in the city of Dayton, less than 1 mile from I-75
- Heavy Distribution Attributes: Ten (10) Dock Doors
- 1/2 acre of additional concrete surface parking in rear of property

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | [SQFTCOMMERCIAL.COM](https://www.sqftcommercial.com)

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PROPERTY DETAILS

Total SqFt:	34,490
Warehouse SqFt:	26,350
Office SqFt:	8,140
Acreage:	2.17
Clear Height:	18'
Year Built:	1967
Type Construction:	Concrete Block & Brick
Lighting:	Fluorescent
Column Spacing:	Varied, but predominatnly 25' x 30'
Dock door:	Ten (10): Six (6) 8'x10', Four (4) 8'6" x 10'. 9 doors have mechanical pit levelers

Drive-in door:	One (1) 12' x 14'
Sprinkler:	Yes-wet system
Electrical Service:	240V 3phase
Heat:	Air make-up unit
Truck court:	Concrete, 100'
Parking Lot:	40 striped spaces
Restrooms:	1 set
Montgomery County Parcel ID:	R72 16702 0035
Assessed Valuation:	\$310,590 (\$9.01/SF)
Annual Property Taxes:	\$15,423.75 (\$0.45/SF)

AERIAL VIEW



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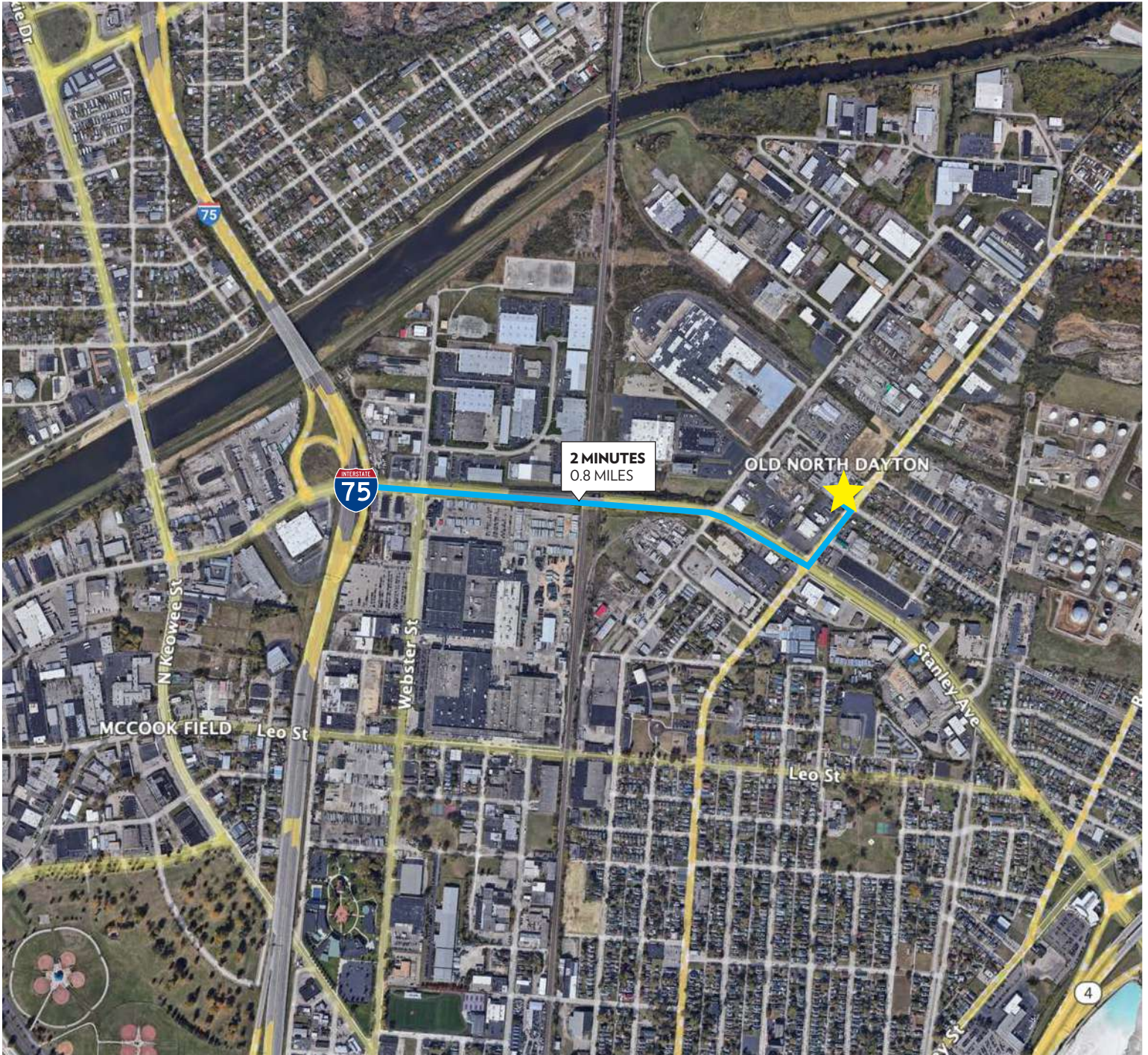
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DISTANCE MAP



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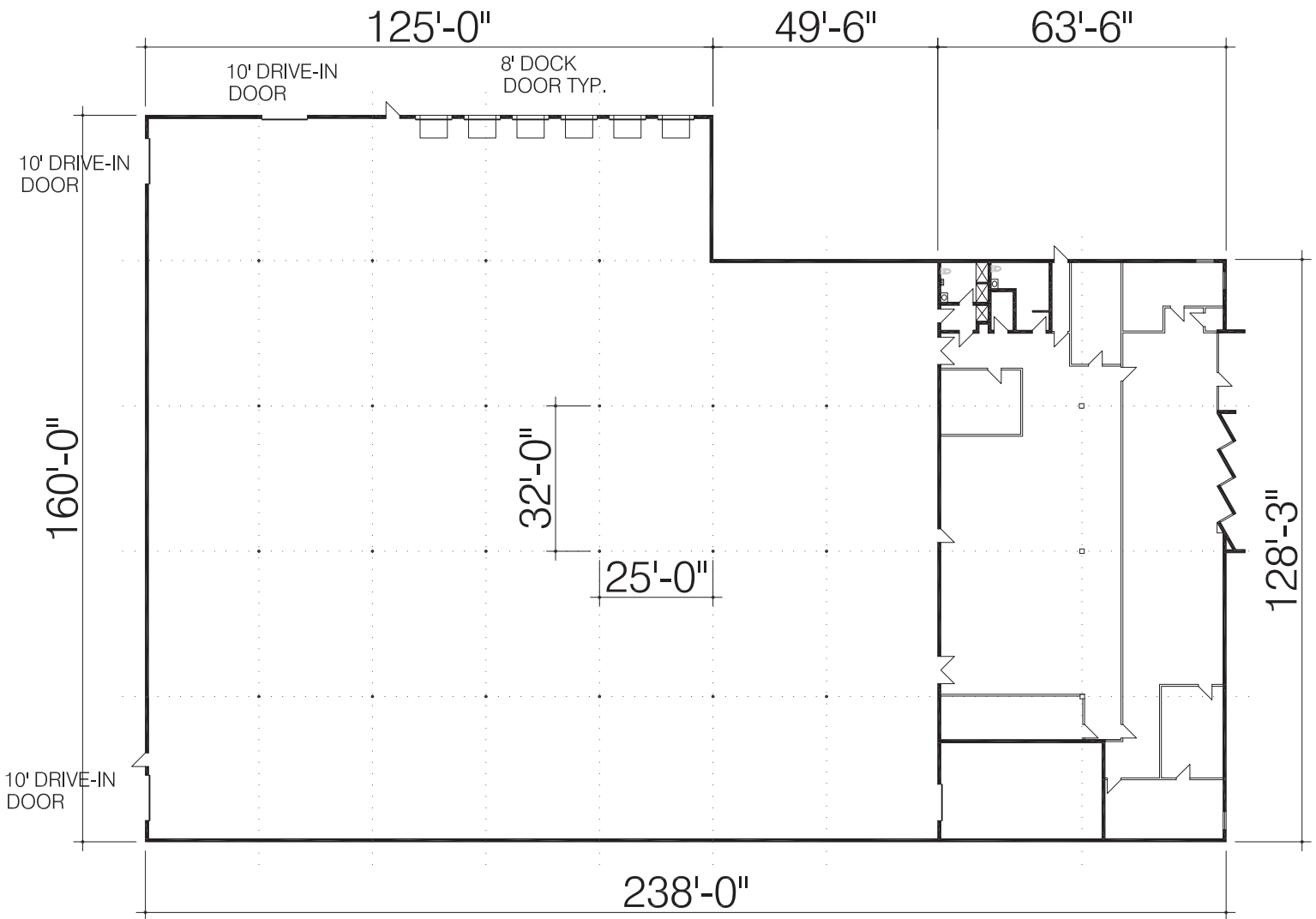
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FLOOR PLAN



FLOOR PLAN 



OFFICE	8,140 SF
WRHSE	26,350 SF
TOTAL	<u>34,490 SF</u>

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ADDITIONAL PHOTOS



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