



**Manufacturing/WHS Facility**  
**526 Milburn Avenue**  
**Dayton, Ohio 45404**



Scan for more info

**Available:**  
**143,000 SF**

**For Sale:**  
**\$6,495,000**  
**Cap Rate: 11%**

**Special Features:**

- **1 Minute Freeway Access**
- **Up to 22' Clear Height**
- **Heavy Power**
- **Huge Outside Storage**
- **Security Cameras/Fences**



Land:	6.89	Zoning:	I-2; Industrial
Square Footage:	143,000 SF	Sprinkler System:	Wet
Clear Height:	Up to 22'	Column Spacing:	100' Clear Span
Docks:	9 total	Utilities:	City Water, Sewer, Natural Gas
Drive-In Doors:	9	HVAC Plant:	Forced Air Gas
Construction Type:	Block	Restrooms:	Men & Women's
Lighting:	T-8	Floor Thickness:	6" – 12"
Expandable Land:	Yes	Outside Storage:	1.5 Acre Paved Fenced Lot
Power:	2,000/3,000 Amps 220/480 Volts III Phase		



For information, contact:

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