

SALE-LEASE BACK OPPORTUNITY



526 MILBURN AVENUE
DAYTON, OH 45404



Property Highlights:

Square Feet: 143,000 SF

Sale:

Sale Price: \$6,495,000

- ✓ Cap Rate: 11%
- ✓ 1 Minute Freeway Access
- ✓ Up to 22' Clear Height
- ✓ Heavy Power
- ✓ Huge Outside Storage



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Land: 6.89 Acres

Warehouse SF: 143,000 SF

Restrooms: Men & Women's

Floor Thickness: 6"-12"

Outside Storage: Yes

Construction Type: Block

Power: 2,000 & 3,000 Amps;
220/480 Volts; 1 Phase

Lighting: T-8

Column Spacing: 120'-130'

Utilities: City Water, Sewer, & Natural Gas

HVAC Plant: Forced Air Gas

Clear Height: Up to 22'

Docks: 9 Total

Drive-In Doors: 9

Sprinkler System: Wet

Zoning: I-2; Industrial



Scan for more info



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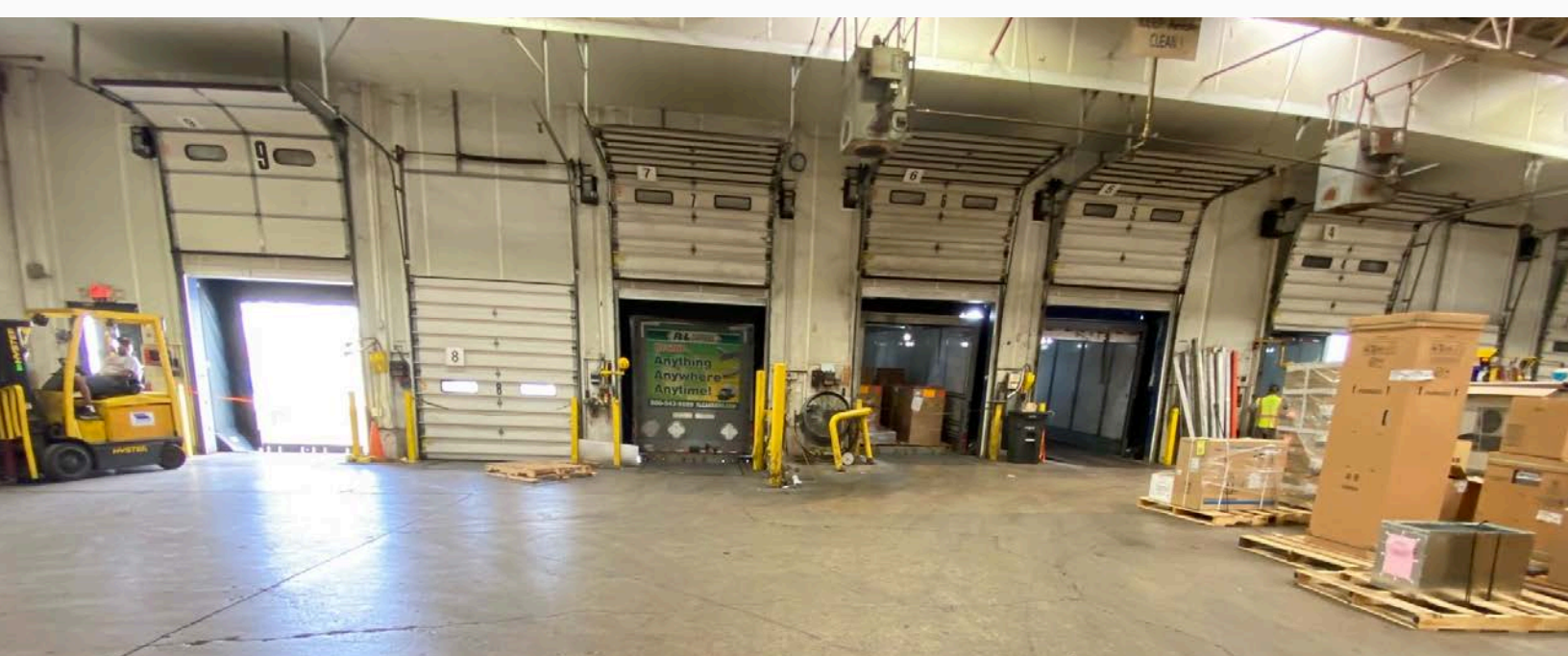
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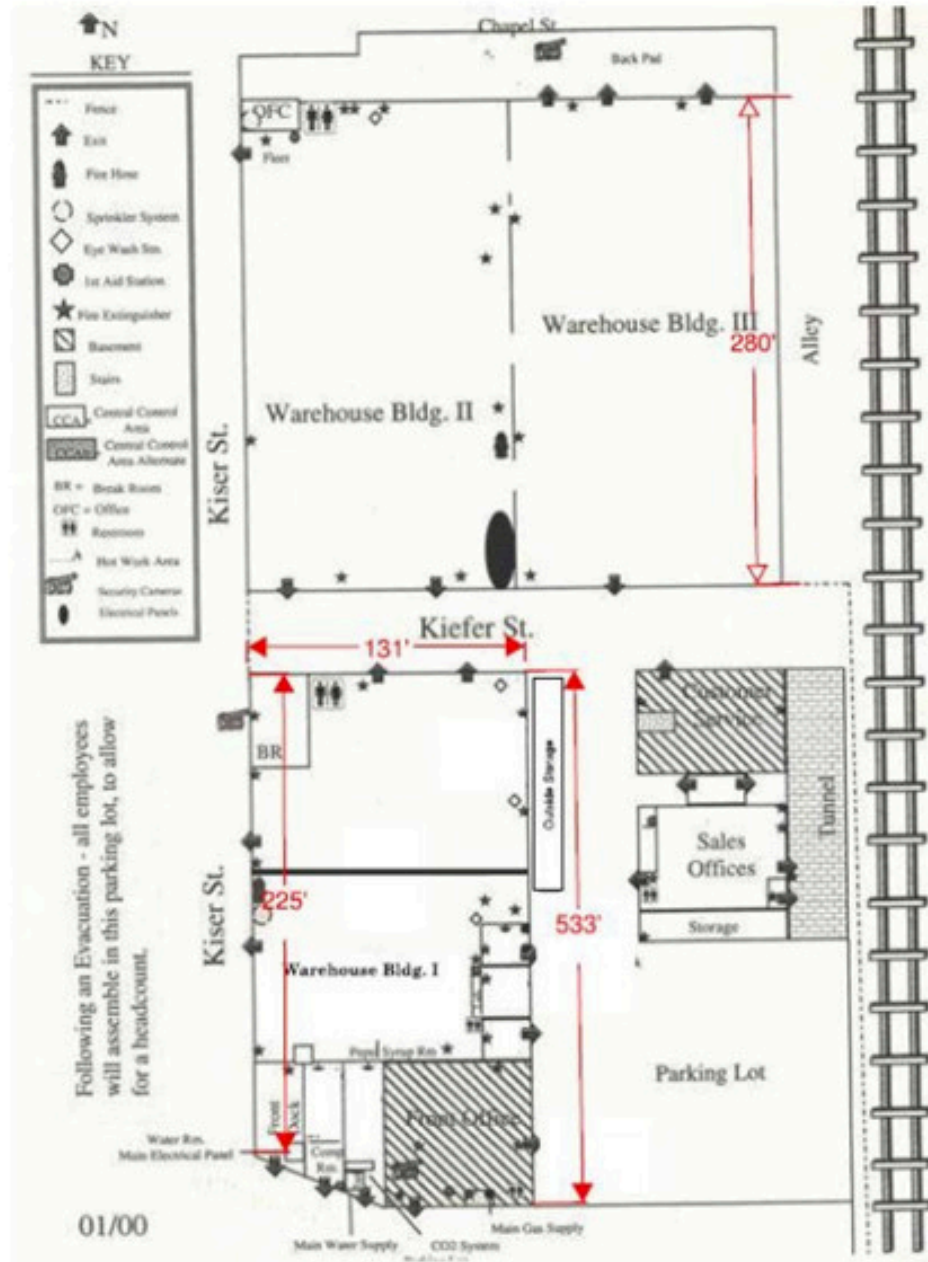
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BUILDING PLAN



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