



Building 2
526 Milburn Avenue
Dayton, Ohio 45404



Scan for more info

Available:
70,500 SF

For Sale:
\$3,200,000

For Lease:
\$4.50 NNN SF/Year

Special Features:

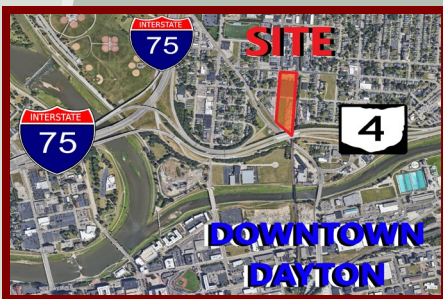
- **Huge Clear Span Bays**
- **Substantial Power**
- **Security Cameras & Fencing**
- **I-75 & S.R. 4 Freeway 1/8 mile**
- **Angled Truck Dock**



Land:	6.89 Acres	Zoning:	I-2; Industrial
Square Footage:	70,500 SF	Sprinkler System:	Wet
Office SF:	3,500 SF	Column Spacing:	200' Clear Span
Clear Height:	14' – 17'	Utilities:	City Water, Sewer, & Natural Gas
Docks:	One- 10' x 10'	HVAC Plant:	Forced Air Gas
Drive-In:	One – 20' x 15' One – 16' x 16' One – 16' x 14'	Restrooms:	Men & Women's
Power:	3,000 Amps 220 Volt III Phase	Floor Thickness:	6" – 12"
Lighting:	T-8	Outside Storage:	Yes (Paved Fenced)
		Parcel Number:	R72-05611-0016
		Annual Taxes:	\$1,439.92

Highlights:

- Ventilation Fans
- Water Lines & Floor Drains throughout
- Large Fenced Outside Storage
- Skylights Throughout



For information, contact:

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