MANUFACTURING/WAREHOUSE FACILITY2601 TIMBER LANEHARRISON TOWNSHIP, DAYTON, OH 45414



Property Highlights:

Square Feet: 30,800 SF

Office SF: 3,000 SF

Docks: Three

Drive-In Doors: One - 12' x 20'

Two - 8' x 10'

- **Sale Price:** \$790,000
- Lease Rate: \$3.50 NNN SF/Year
- 🕗 New Roof
- 📀 New Infrared Heat
- 📀 Block Building
- 🕗 Zoning: I-1; Light Industrial
- 🕗 Air Lines
- 📀 Exhaust Hoods



Tim Echemann

Principal Broker C: 937.658.4403 P: 937.492.4423

techemann@ipbindustrial.com www.ipbindustrial.com



Conrad Echemann

Sales Associate C: 937.658.4282 P: 937.492.4423

conrad@ipbindustrial.com www.ipbindustrial.com

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL

MANUFACTURING/WAREHOUSE FACILITY 2601 TIMBER LANE HARRISON TOWNSHIP, DAYTON, OH 45414

Land: 1.23 Acres Total SF: 30,800 SF **Construction Type:** Block Clear Height: 10' - 12' Clear Power: 240 Volts; 400 A; III Phase **Year Built:** 1961 Lighting: LED Outside Storage: Yes Roof: Rubber Utilities: City Sewer & Natural Gas HVAC Plant: Forced Air Gas & Infrared Restrooms: Four Parcel Number: E21244260001

Annual Taxes: \$3,976.79



Tim Echemann Principal Broker C: 937.658.4403 P: 937.492.4423

techemann@ipbindustrial.com www.ipbindustrial.com



Scan for more info





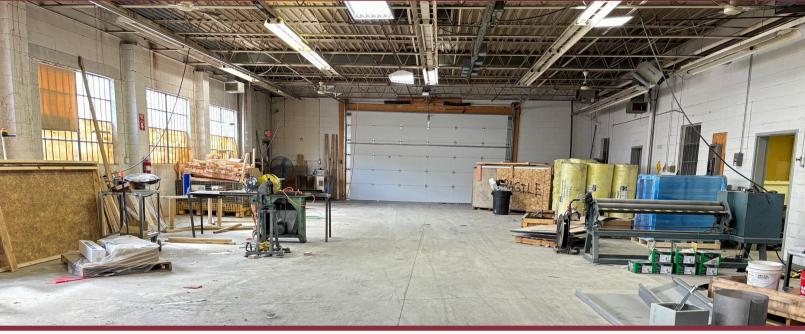
Conrad Echemann

Sales Associate C: 937.658.4282 P: 937.492.4423

conrad@ipbindustrial.com www.ipbindustrial.com

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL









Tim Echemann Principal Broker

Ргіпсіраї Вгокег С: 937.658.4403 Р: 937.492.4423

techemann@ipbindustrial.com www.ipbindustrial.com



Conrad Echemann

Sales Associate C: 937.658.4282 P: 937.492.4423

conrad@ipbindustrial.com www.ipbindustrial.com

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL