

MANUFACTURING / WAREHOUSE FACILITY

2601 TIMBER LANE

HARRISON 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



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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

Scan for more info



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