

INDUSTRIAL FACILITY

2625 TIMBER LANE
DAYTON (HARRISON TOWNSHIP), OH 45414



Property Highlights:

Square Feet: 25,600 SF

Clear Height: 19' - 20'

Docks: Two - 10' x 14'

Drive-In Doors:

One - 10' x 14'

One - 20' x 12'

- ✓ **Sale Price:** \$1,400,000
- ✓ **Lease Rate:** \$5.25 NNN SF/Year
- ✓ **Zoning:** I-1; Light Industrial
- ✓ Buss Duct, Crane, & Airlines
- ✓ Adjacent 30,000 SF Bldg. Available



Tim Echemann

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Land: 4.43 Acres

Office/Mezzanine SF: 750 SF

Roof: Metal

Power: 240 V; 400 A; III Phase

Lighting: LED

Utilities: City Water, Sewer,
& Natural Gas

Parcel Number: E21244260002

Annual Taxes: \$13,524.58

Expandable Land: Yes

Restrooms: Two

Column Spacing: 25' x 50'



Scan for more info



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