

INDUSTRIAL/MANUFACTURING FACILITY



HUGE PRICE REDUCTION!



3005-3009 PRODUCTION COURT

HARRISON TOWNSHIP - DAYTON, OHIO 45414

Property Highlights:

Square Feet: 22,500 SF

Sale Price: \$495,000

Lease Rate: \$3.50 NNN SF

Clear Height: Up to 18' clear

- ✓ Exterior Remodel 2024
- ✓ Heavy Power
- ✓ New Asphalt Lot
- ✓ 2 Minutes to I-75
- ✓ 2 Docks & Drive-In Door
- ✓ 2,000 SF Offices



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Land: 0.8 Acres

Power: 2,000 Amps;

Warehouse SF: 20,500 SF

480 Volts; III Phase

Office SF: 2,000 SF

Zoning: OSI-1;

Crane: 2 Ton crane & monorail

Office/Service/Industrial Park

Docks: One - Exterior

Year Built: 1972

One - Interior

Lighting: T-8

Drive-In Door: One - 10' x 12'

Utilities: City Water, Sewer, &

Construction Type: Block

Natural Gas

Restrooms: Three

HVAC Plant: Infrared

Floor Thickness: 6"

Parcel Number:

Bus Ducts: Yes

E21-24411-0007 & E21-24411-0008

Roof: Flat Rubber Membrane

Annual Taxes: \$16,615.33

(Conklin Roofing System)

Parking: 20 Spaces

Scan for
more info



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