

# INDUSTRIAL/MANUFACTURING FACILITY

3005-3009 PRODUCTION COURT

HARRISON TOWNSHIP - DAYTON, OHIO 45414



## Property Highlights:

Square Feet: 22,500 SF

Sale Price: \$650,000

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



### Tim Echemann

Principal Broker

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### Conrad Echemann

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**Land:** 0.8 Acres  
**Warehouse SF:** 20,500 SF  
**Office SF:** 2,000 SF  
**Crane:** 2 Ton crane & monorail  
**Docks:** One - Exterior  
One - Interior  
**Drive-In Door:** One - 10' x 12'  
**Construction Type:** Block  
**Restrooms:** Three  
**Floor Thickness:** 6"  
**Bus Ducts:** Yes  
**Roof:** Flat Rubber Membrane  
(Conklin Roofing System)  
**Parking:** 20 Spaces

**Power:** 2,000 Amps;  
480 Volts; III Phase  
**Zoning:** OSI-1;  
Office/Service/Industrial Park  
**Year Built:** 1972  
**Lighting:** T-8  
**Utilities:** City Water, Sewer, &  
Natural Gas  
**HVAC Plant:** Infrared  
**Parcel Number:**  
E21-24411-0007 & E21-24411-0008  
**Annual Taxes:** \$16,615.33

Scan for  
more info



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