

# OFFICE FACILITY

351 DEEDS AVE  
DAYTON, OH 45404



## Property Highlights:

Square Feet: 4,000 SF

Acreage: 3.3 Acres

- ✓ Newly Renovated
- ✓ New HVAC System
- ✓ Large Secured Fenced Lot
- ✓ 40 Parking Spaces



### Tim Echemann

Principal Broker

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### Conrad Echemann

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**Land:** 3.3 Acres

**Office SF:** 4,000 SF

**Offices:** Five

**Other Spaces:** Lunchroom & Conference Room

**Construction Type:** Brick

**Roof:** Shingle

**Restrooms:** 2

**Lighting:** LED

**HVAC:** New Forced Air Gas

**Utilities:** City Water, Sewer, & Natural Gas

**Zoning:** I2: Heavy Industrial

**Parcel Numbers:** R72 05411 0001, R72 05411 0002, R72 05411 0004, R72 05411 0010, R72 05411 0011, R72 05411 0012, R72 05411 0013, R72 05411 0016 & R72 05411 00118

**Annual Taxes:** \$16,070



Scan for more info



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