

STEEL SERVICE / MANUFACTURING FACILITY

1825 KUNTZ RD
DAYTON, OH 45404



Property Highlights:

Square Feet: 43,160 SF

Selling Price: \$2,500,000

Lease Rate: \$4.50 NNN SF/YR

Drive-Thru Bays: Two- 16' x 14'

- ✓ 10, 15, & 20 Ton Cranes
- ✓ 21' Clear Height
- ✓ Excellent Steel Processing
- ✓ Bus Ducts
- ✓ New Lighting
- ✓ Fresh Paint Exterior



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL

STEEL SERVICE / MANUFACTURING FACILITY



1825 KUNTZ RD
DAYTON, OH 45404

Land: 3.72 Acres

Warehouse SF: 39,000 SF

Office SF: 4,160 SF

Cranes: 1- 20 Ton Crane

1- 15 Ton Crane

2- 10 Ton Cranes

Roof: Metal

Clear Height: 21'

Power: 1,200 Amps 480 Volts III Phase

Year Built: 1960 & 1980

Lighting: T-8

Column Spacing: 50' x 25'

Utilities: City Water & Sewer

HVAC Plant: Forced Air Gas

Sprinkler System: None

Zoning: I1; Light Industrial

Parcel Number: R72-16701-0058

Annual Taxes: \$18,285.02

Subject to Dayton Wellfield Protection Rating: 8,157
pounds of Type 7



Scan for more info



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

STEEL SERVICE / MANUFACTURING FACILITY



1825 KUNTZ RD
DAYTON, OH 45404



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL