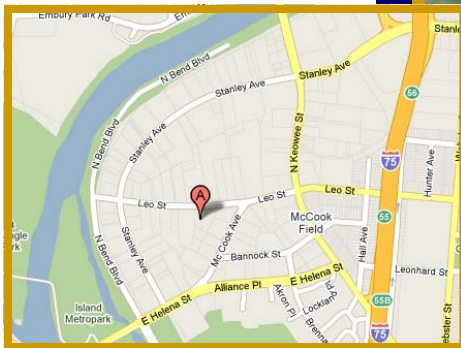


FOR SALE

Office/Warehouse Space—Owner relocating business



330 Leo Street Dayton, Ohio 45404



Gem Real Estate Group

Steve Ireland

937.228.2800 ext. 3027
ireland@gemcompanies.com

David Dickerson

937-228-2882 ext. 3009
dickerson@gemcompanies.com

137 N. Main Street, #900
Dayton, OH 45402

gemcompanies.com

Description:

7,444 SF building consisting of 2,324 SF of office space and 5,120 SF of warehouse/service space. Building features offices, conference room, and storage. Two double doors on warehouse.

Location:

Located off Stanley / Keowee Near I-75 interchange and the new Salvation Army Kroc Center

Construction:

Masonry

Land Area: .522 acres

Year Built:

1960

of OHD: 2

Sale Price:

\$170,000

HVAC: Gas Forced air with Gas Unit heaters in Warehouse