

# For Sale Or Lease

## Light Manufacturing | Flex Building

211 Kiser Street | Dayton | Ohio | 45404

### FEATURES

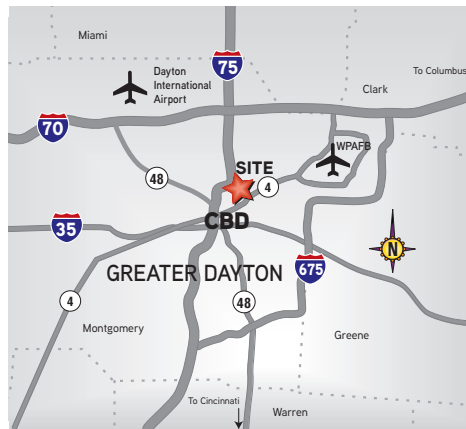
- Approximately 16,000 SF Industrial Building for sale; contains an 8,000 SF space for lease
- Located near the intersection of I-75 and SR 4, near Keowee Street in Dayton
- 3 Drive-in doors
- Clearance Height: 11' - 12'
- Total acreage: 0.7603 AC (includes 0.209 additional lot)

Reduced Sale Price:

**\$259,500**

Lease Rate:

**\$3.25 / SF Gross**



Contact us:

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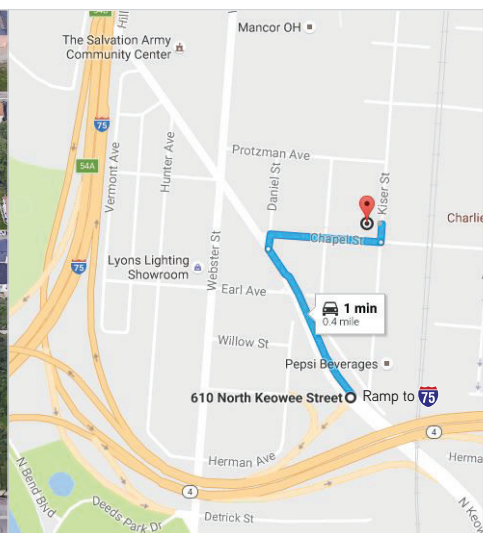
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## Specifications

Usage	Light Manufacturing   Warehouse
Square Footage	+/- 8,000 SF
Total Acreage	0.7603 Acres
Zoning	I-1 Light Industrial
Year Built	Approx. 1960
Clear Height	11'-12'
Overhead Doors	3 Total
Power	240V, 3 Phase, 200 amp
Sprinkler	None
Construction	No
Parcel Numbers	R72 05609 0012 R72 05609 0013 R72 05609 0035 through 0039
Annual Taxes	\$8,652.83
Reduced Sale Price	\$259,500
Lease Rate	\$3.25/SF Gross
Other Information	<ul style="list-style-type: none"> <li>• 0.4 mile from I-75</li> <li>• New roof in 2014</li> <li>• Has one tenant in +/- 8,000 SF, paying \$1,700/month on a MTM lease-occupied space for 15 years</li> </ul>



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