

1880

Radio Road

**FOR SALE** | 1880 RADIO ROAD | DAYTON | OHIO | 45431

## Well Maintained Facility Formerly Dayton Industrial Drum

- Perimeter of the entire site is fenced and gated
- Well maintained facility
- Air, water & steam lines throughout the facility
- Metal halide lighting
- Parking for 125+ trailers
- Roof is foam with a silicone topcoat

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Sale Price:

\$499,000

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Accelerating success.



# 1880 Radio Road



**9.193**  
Acres



**22,700+/-**  
Square Feet



**7**  
Docks



**5**  
Drive-in Doors



**12'-18'**  
Clear Height



**220 Volts**  
**3-Phase**



**100%**  
Sprinklered,  
wet system



**I-2**  
Industrial



**I-675**  
10 Min. Drive

## THE BUILDING

Buildings were built in 1962 & 1969 with an addition in 1991, zoned I-2 Industrial, City of Dayton. This property was formerly Dayton Industrial Drum and has room for parking over 125+ trailers.

## THE AREA

Being centrally located in an industrial park just 10 minutes east from Downtown Dayton, 5 minutes from State Route 35 and 10 minutes from I-675 makes this location perfect.

## THE REGION

There is an estimated population of 256,416, with approximately 41.9% classified as blue collar workers, within a 10-minute drive-time of 1880 Radio Road.

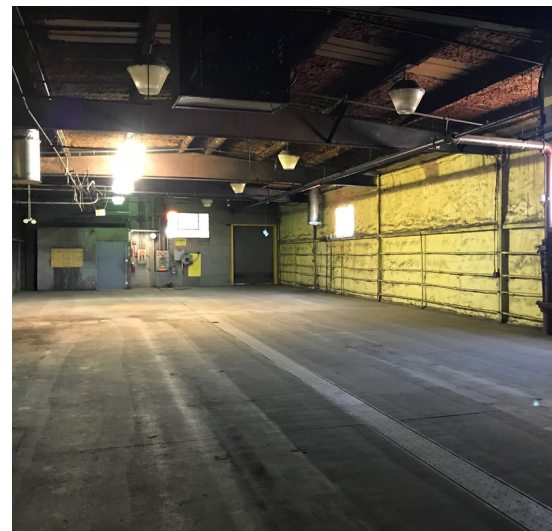
The building is located directly east of Downtown Dayton and near the National Museum of the U.S. Air Force



Address	1880 Radio Road, Montgomery County, Dayton, Ohio 45404	Heat	Warehouse - hanging gas fired
Parcel ID #'s	R72 215416 0006, 0004, 0007, & 0016	Sprinklered	100% sprinkled, wet system
County's Auditor Records	Market Value: \$396,840 Assessed Value: \$138,890	Gas	Provider: Vectren Energy
County Real Estate Taxes	Full Year 2017: \$13,967.49	Water & Sewer	City of Dayton
Square Footage	22,700 +/- SF	Clear Heights	Ranges from 12'-18'
Building & Lot Size	5.267 acres	Floor Drains	Yes
Extra Ground	3.926 acres	Truck Loading	Docks: Seven (7) total <ul style="list-style-type: none"> <li>• Two (2) 8'x10'</li> <li>• Three (3) 8'x12'</li> <li>• Two (2) miscellaneous size</li> </ul>
Total Lot Size	9.193 acres		Drive-in Doors: Five (5) Total <ul style="list-style-type: none"> <li>• Three (3) 14'x14'</li> <li>• Two (2) miscellaneous sizes</li> </ul>
Pavement	Mix of blacktop, concrete & compacted 304's- car & trailer parking		
Zoning	City of Dayton I-2, Industrial		
Power	Provider: Dayton Power & Light (DP&L)		







## Contact Us:

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