



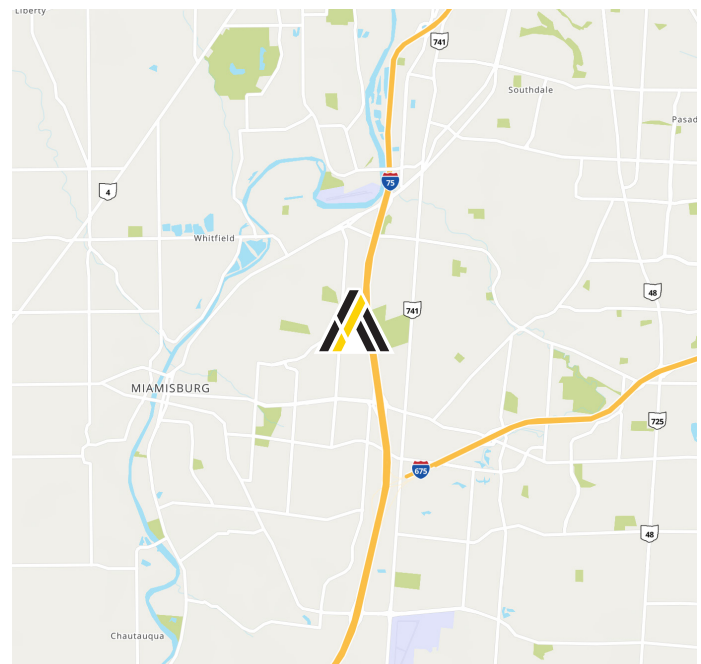
375 Gargrave Road

Dayton, Ohio 45449

SALE PRICE:
CONTACT AGENT

Property Highlights

- **Manufacturing Facility:** Exceptional 15,445± SF manufacturing facility situated on 2.18± acres with attractive block/brick construction.
- **Climate-Controlled:** Fully air-conditioned building featuring 12,110± SF of production space and 3,335± SF of finished office/lab area.
- **Heavy Power:** 1200 AMP / 3-phase service with existing bus ducts ideal for precision manufacturing and industrial users.
- **Location & Zoning:** Located in West Carrollton within Montgomery County with M-1 zoning supporting a variety of industrial uses.



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Building Specifications

Location:	375 Gargrave Road Dayton, Ohio 45449	Power:	1200 Amp 3 Phase
Total SF:	15,445± SF	HVAC:	100% Air Conditioned Facility
Office SF:	3,335± SF	Construction:	Block/Brick Construction
Warehouse SF:	12,110± SF	Zoning:	M-1 - Light Industrial
Clear Height:	14'	City:	West Carrollton
Total Acreage:	2.18± Acres	County:	Montgomery County
Drive-In Door:	1 (8' x 10')	Additional:	Bus Ducts

Photo

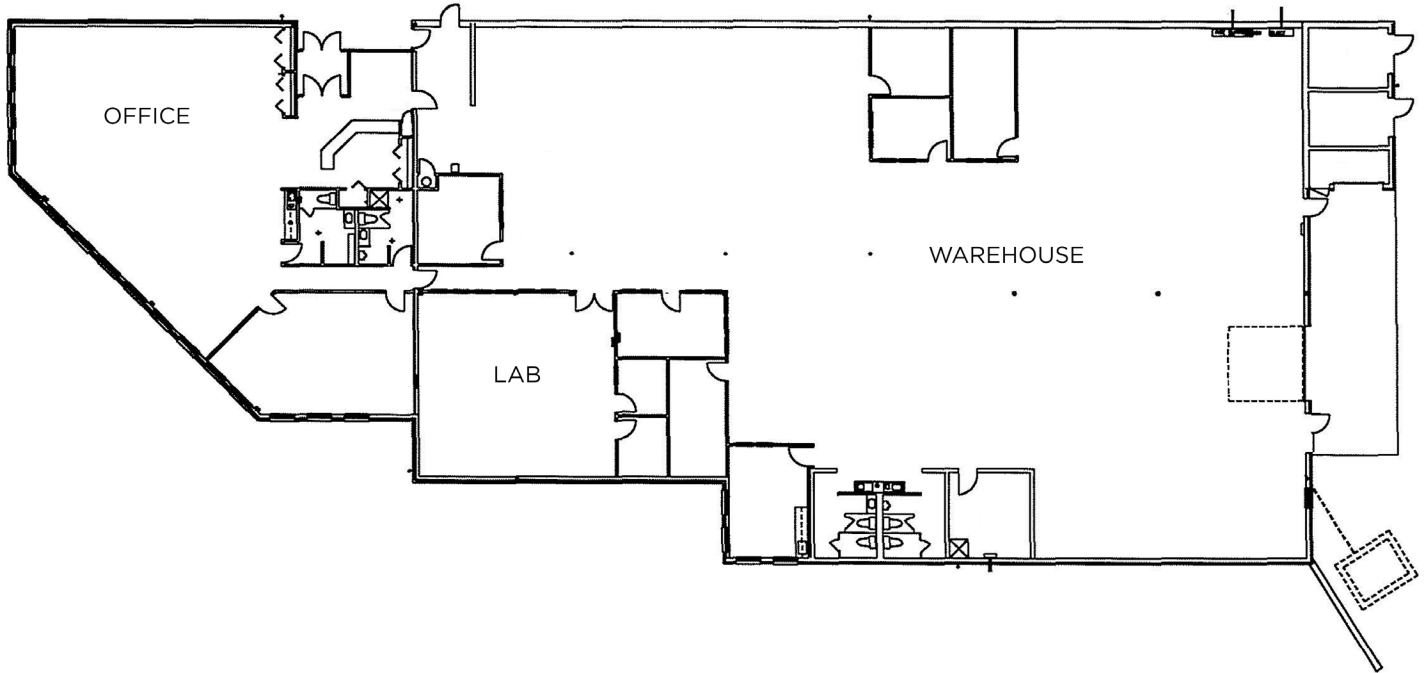


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Floor Plan



Aerial



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