



5940 W THIRD ST.
DAYTON, OH 45417

INDUSTRIAL OUTDOOR STORAGE (IOS) AVAILABLE FOR SALE

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PROPERTY HIGHLIGHTS



20,000 SqFt on 20+ acres

- Located in Jefferson Township with direct access to I-35 and 4 miles from I-75 at Downtown Dayton CBD
- [Zoning: I-1 Light Industrial District](#)
- Approximately 15 acres of compacted aggregate
- Majority of property is fenced (partially barb wire), gated, site lighting, and secured
- Former Fenix Parts / Grade A Auto Parts recycling auto parts yard facility
- All vehicles and scrap to be removed prior to sale of property
- Sale Price: \$3,000,000



[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	20,000
Warehouse SqFt:	Eastern Warehouse - 8,500 SF, Middle Warehouse - 3,300 SF, Western Warehouse - 5,700 SF
Office SqFt:	2,500
Acreage:	20.67 acres
Clear Height:	10'-12'
Year Built:	Approximate 1960's +
Type Construction:	CMU, masonry, steel, and wood
Lighting:	LED's and fluorescent
Column Spacing:	Clear span in warehouse and varies in office
Dock door:	None, to suit
Drive-in door:	Six (6) in total; 4 - 16'x10', 1 - 10'x10', and 1 - 14'x10'
Sprinkler:	None
Electrical Service:	Various single phase services, approximately 200 amps, multiple 220 plugs
Heat:	Natural gas
Roof:	Metal and modified bitumen
Parking Lot:	30+ spaces and expandable
Restrooms:	Four (4) total restrooms
Montgomery County Parcel ID's:	G29 18205 0178 and G29 01602 0001

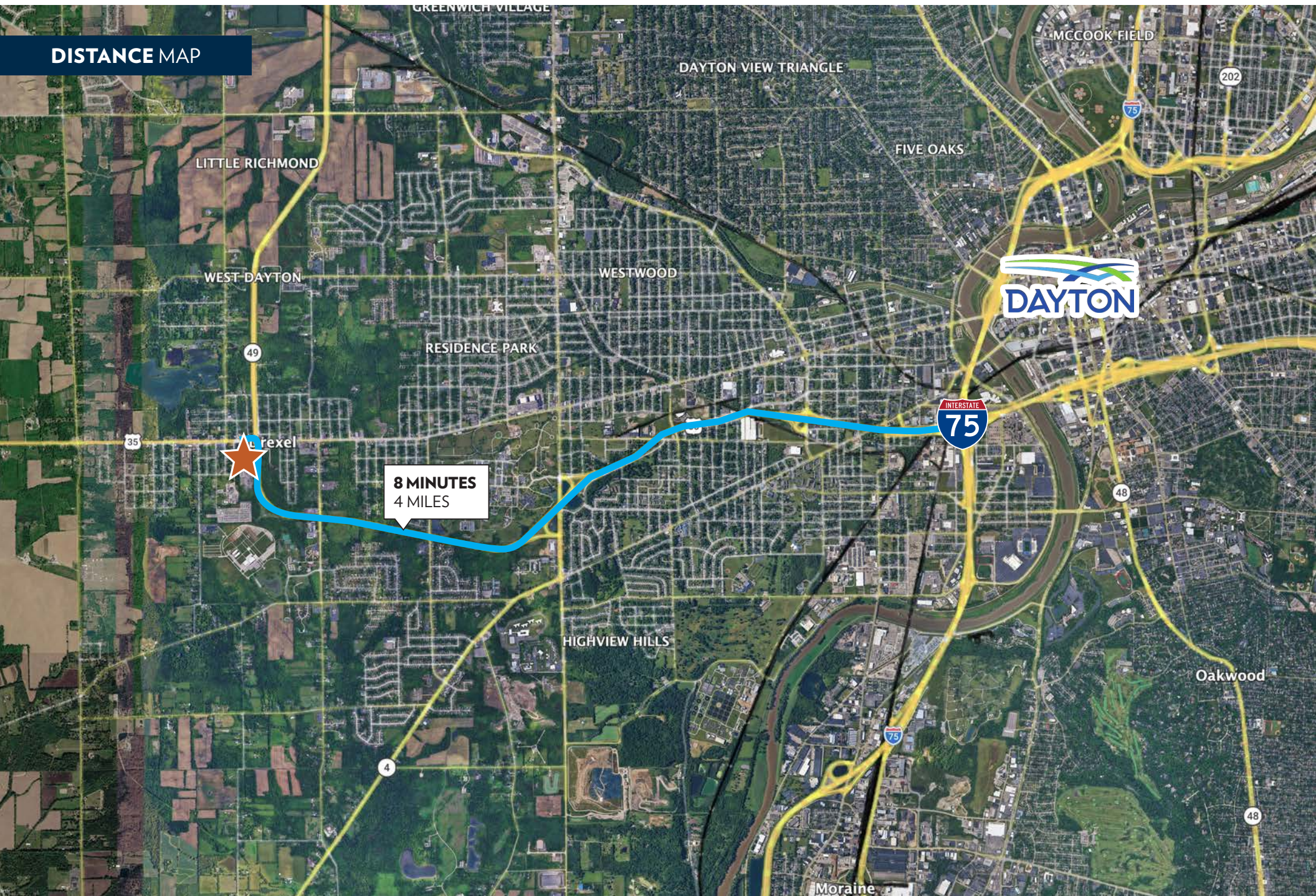
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DISTANCE MAP



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PARCEL OUTLINE



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