



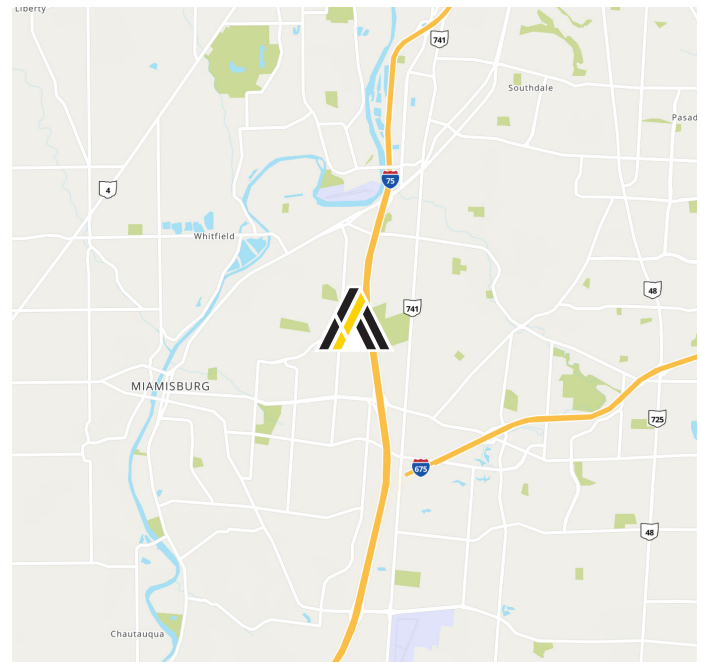
## 375 Gargrave Road

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.
- **Excellent Highway Access:** Located approximately 2 miles from I-75, providing excellent regional connectivity.



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## Building Specifications

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

## Photo



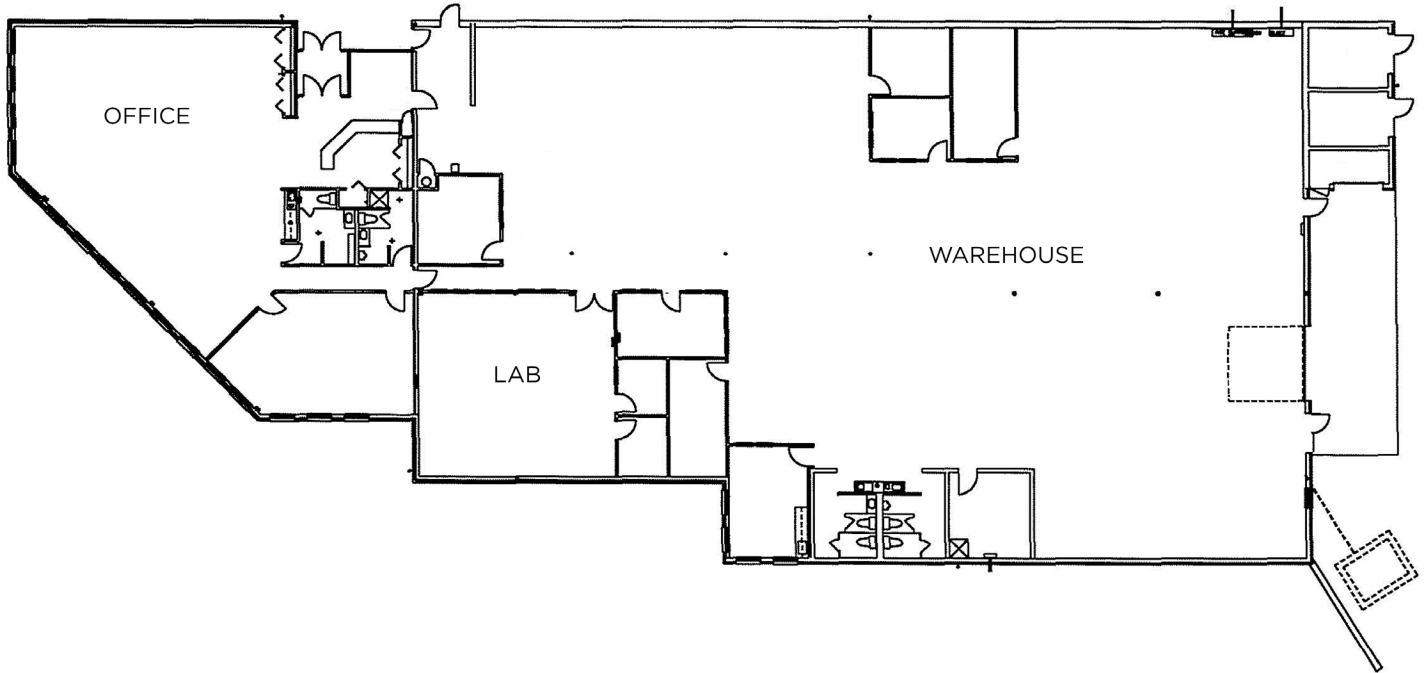
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## Floor Plan



## Aerial



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