



FOR SALE OR LEASE

7 School St
Laura, OH 45337
Industrial Facility
28,000 SF



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FOR SALE OR LEASE

INDUSTRIAL FACILITY

Laura, OH - 28,000 SF

Lease Rate: \$2.40 Gross

Sale Price: \$290,000



Building Specifications

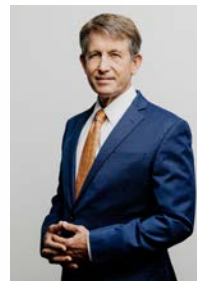
1st SF	14,000 SF
2nd SF	14,000 SF
Acreage	.35 AC
Building Dimensions	65' x 215'
Clear Height	10'
Year Built	1969
Lighting	New LED
Zoning	L1; Light Industrial
Power	480 Volts; 400 Amp; III Phase
Freight Elevator	Yes
Docks	Two
Parking Spaces	15
Heating	Forced Air Gas
Sprinkler System	None
Parcel #'s	L36001200, L36001210, L36002240 & L36002260



About Laura

- Located in Laura, part of the Dayton metropolitan region, providing access to a larger workforce and customer base.
- Situated in Miami County, one of western Ohio's strongest manufacturing and logistics corridors.
- Convenient access to major transportation routes connecting businesses to Dayton, Troy, Piqua, and other regional markets.

Location of Laura, OH



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