

Industrial Facility - Dayton OH

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| Address | 2787 Armstrong Lane, Dayton, OH 45414 |
| Zoning | I-1, Light Industrial District |
| Parcel Number | E21 01010 0233 |
| Lot Size | 2.6683 AC |
| Frontage Area | 257' along Armstrong Lane & 446' along Webster Street |
| Configuration | (2) One-story Buildings ("Southern" & "Northern") |
| Buildings | 27,080 TSF |
| Southern | 17,000 SF |
| | Office: |
| | Consists of conference room, reception area, four private offices, storage/file room, kitchenette, engineering office, print room, inspection room, two restrooms |
| | Warehouse/Shop: |
| | Open shop area, break area, shipping/receiving, tool room, multiple work rooms, two restrooms, 8'x9' loading dock, (2) 10'x10' drive-in doors, 16' sidewalls, 20' center ceiling height, storage mezzanine |
| Northern | 10,080 SF |
| | Office: |
| | Contains (2) open office areas, break area. |
| | Warehouse/Shop: |
| | Open shop area, (1) 14'x14' drive-in door, (1) 10'x10' drive-in door, 16' sidewalls, 19' center ceiling height |
| Construction Type | Concrete slab foundation Masonry & steel framing |
| Roof Type | Standing seam metal over pre-engineered steel trusses |
| Year Built | 1987 & 1988 |
| HVAC Type | Gas forced-air & 100% air conditioned |
| Electrical | (1) 1,200 amp & (1) 800 amp service |
| Parking Lot | Asphalt paving for approximately 54 |
| Assessed Tax Value | \$489,840 |
| Annual Taxes | \$22,235 |
| Required Down Payment | Cashier's Check for 10% of bid price |
| Closing Time | Within thirty days |
| Tax Administration | Prorated to date of closing |