



Investment / Industrial FOR SALE

\$625,000

1516 Nicholas Rd., Dayton, OH 45417



For more information,
please contact:

**Tracy
Rutherford**

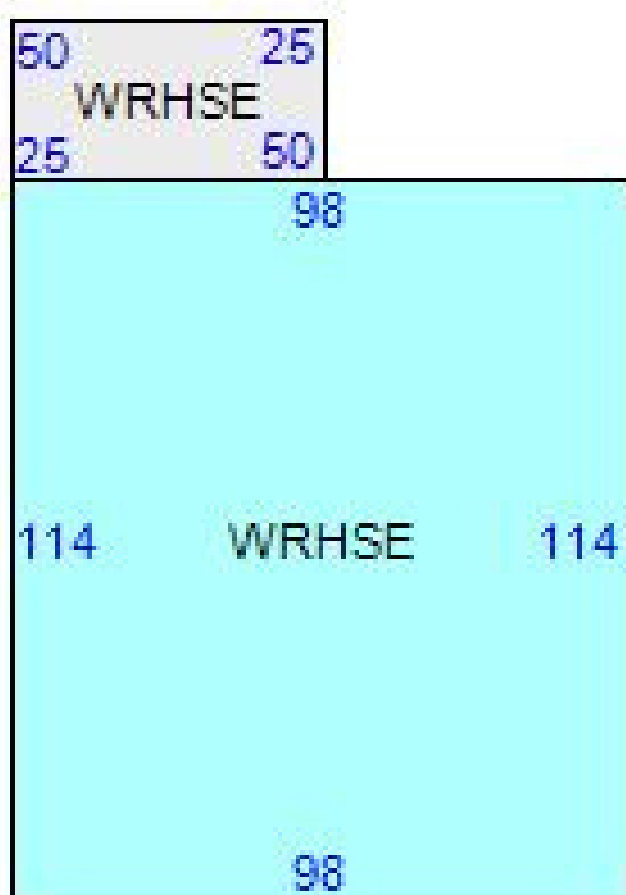
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- 14,422 SF building.
- 2,000 SF office / 10,422 SF warehouse.
- Three drive-in doors, four loading docks.
- Natural gas heaters added to warehouse in 2020.
- Office features central air and heat, remodeled in 2015.
- Large, fenced parking lot includes 2 motorized gates.
- Easy access to I-75.

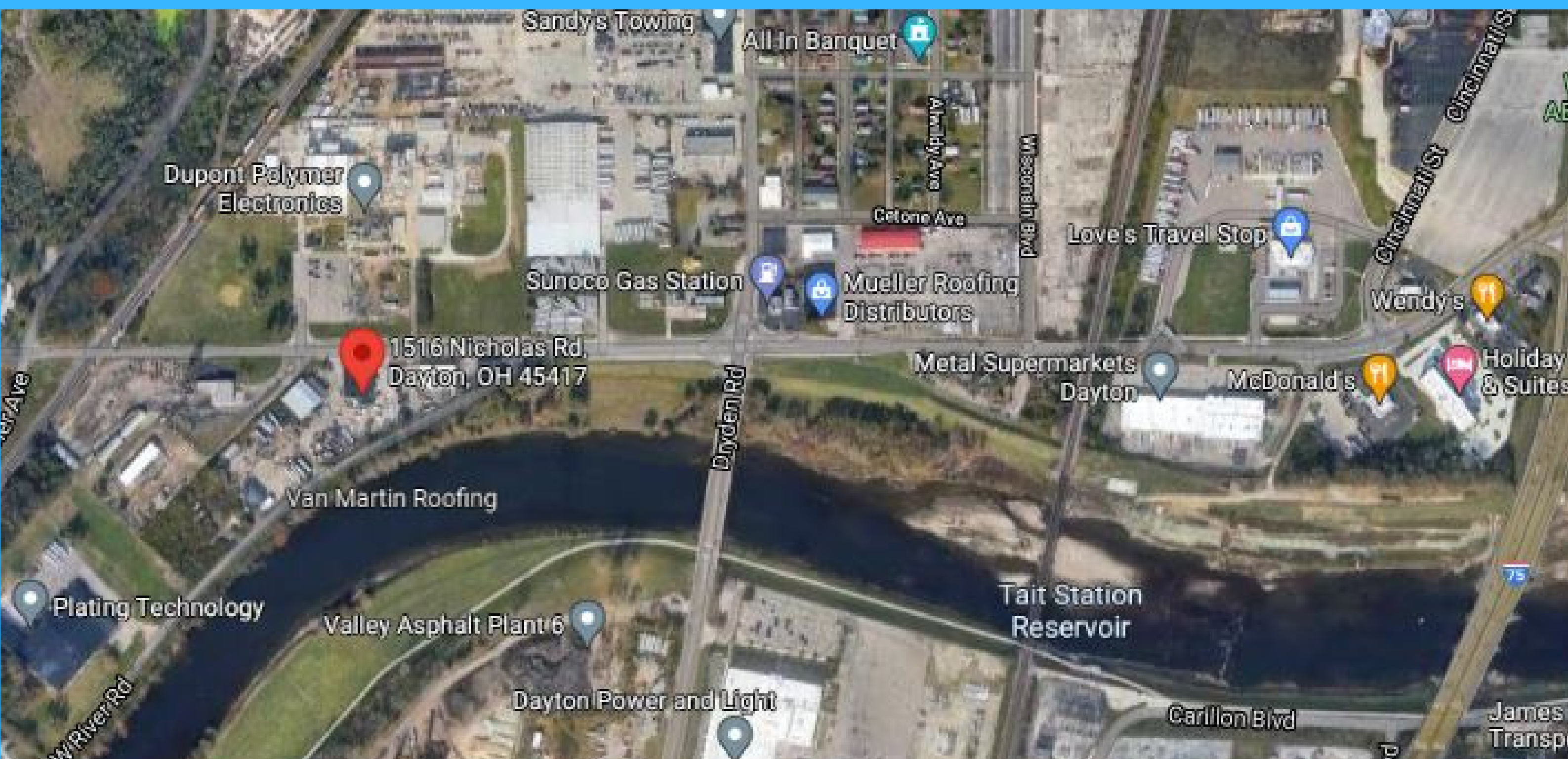




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Commercial Realty

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