



Industrial Property For Sale

T & T Refrigeration

**1314 Farr Drive
Dayton, OH 45404**



3,450 sq. ft. industrial/warehouse space for sale. Currently divided into two equal spaces, can be easily combined for single user. Half leased now at \$900 mo. to national tenant on month-to-month lease. Office space, drive-in door, 220 single-phase electric, fully fenced. Great location just off Stanley on quiet cul-de-sac. Easy access to I-75 and OH Rt. 4.

[Aerial](#) [Map & Directions](#)

For more information contact:

[Dave Dickinson](#) at **937-572-1222** or **Email: ddickinson@hricommercial.com**

Listing Price: \$154,500

County: Montgomery

Municipality: Dayton

Current Zoning: I-1

Total Sq. Ft.: 3,450

Office Area: 500 sq. ft.

Construction: Block

Year Built: 73

Stories: One

List Price Per Sq. Ft.: \$45

City Income Taxes: Yes

Land Area: .295 acres

Electric: 220 single-phase

Utilities Available: Gas, electric

Dock Doors:

of Overhead Doors: One

Ceiling Height: 10' 6"

Parking: Private, fenced lot

"The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to error, omissions, prior sale and withdrawal from the market without notice"