



# *For Sale*

3975 Wagner Ford Road  
Dayton, OH 45414

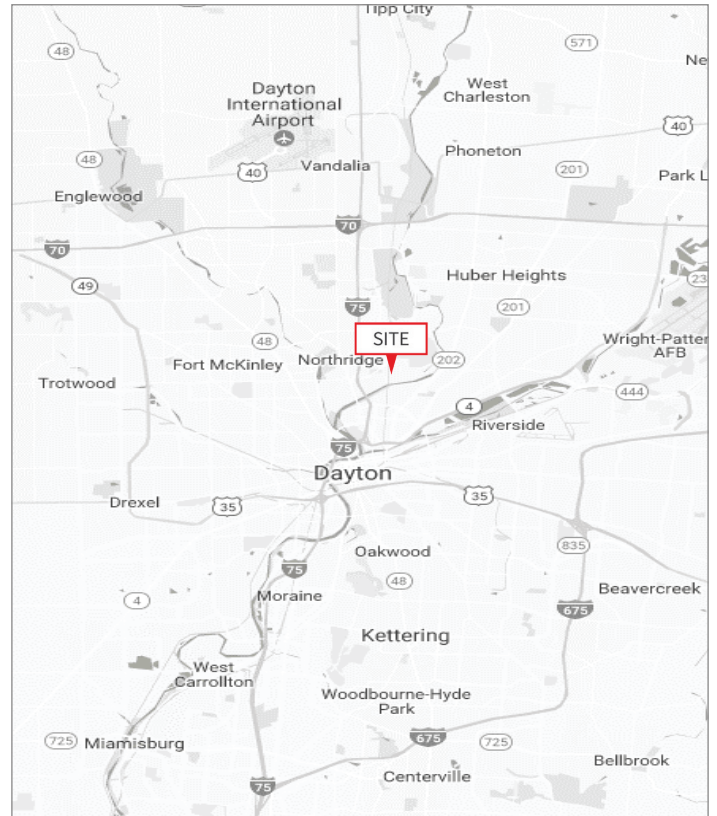
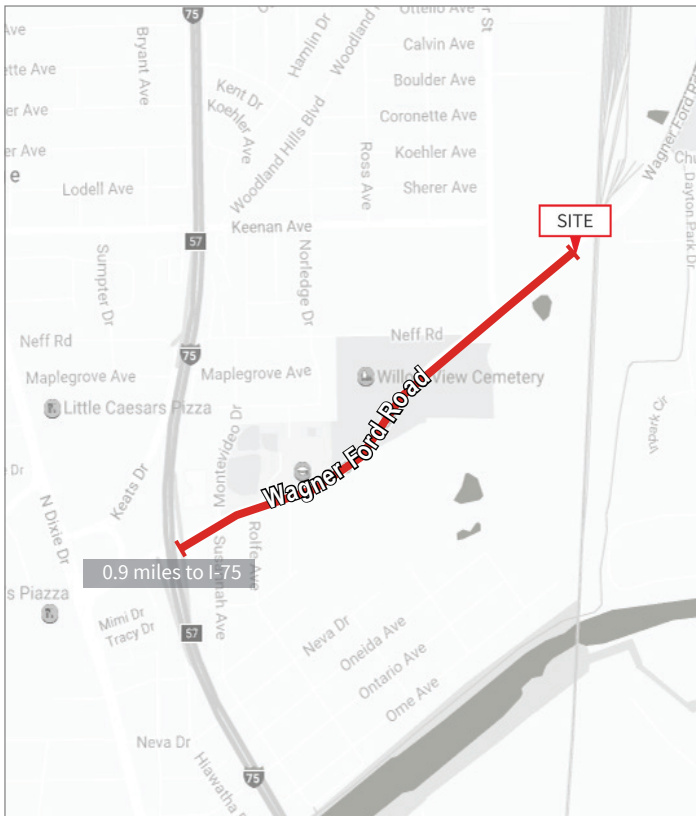
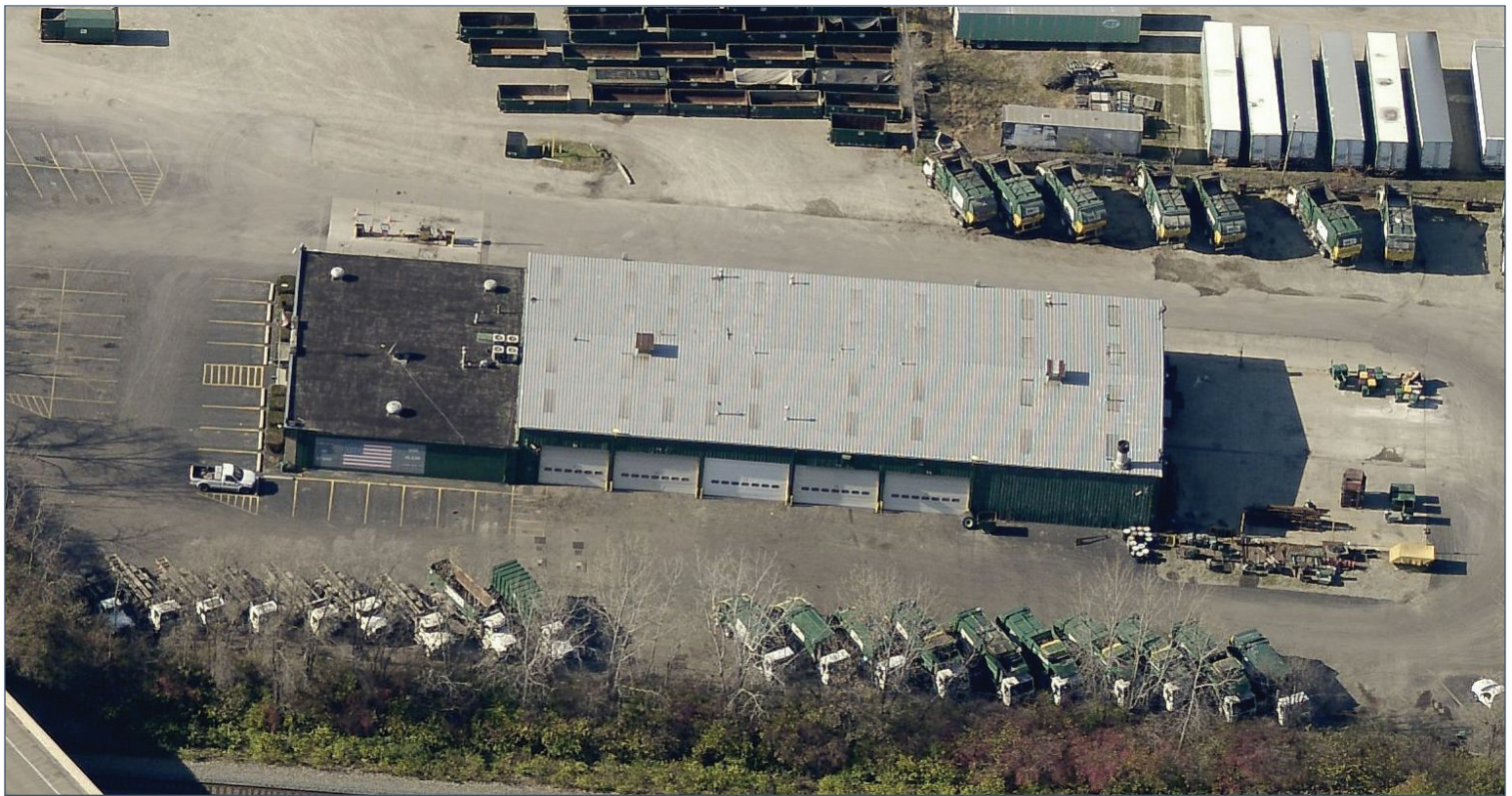
## Property Highlights

- 21,288 s.f. total
- 5,248 s.f. office
- 7.3 acres
- Fully fenced
- Five (5) drive thru bays
  - Three (3) 24' x 14'
  - One (1) 19' x 14'
  - One (1) 14' x 14'
- One additional drive in door
- 20' clear height
- T-8 lighting
- Gas heat
- 10,000 gallon underground diesel fuel tank
- 2,000 gallon underground unleaded fuel tank
- One (1) 5,000 gallon and one (1) 2,000 gallon underground oil tank
- Single pit
- Oil / water separator
- Paint booth
- 240 v / three phase / 800 amp electric service
- Sale Price: \$745,000.00

Tom Fairhurst  
Vice President  
+1 513 297 2511  
tom.fairhurst@am.jll.com







Tom Fairhurst  
Vice President  
+1 513 297 2511  
tom.fairhurst@am.jll.com

