

1 MODERN WAY

TROTWOOD OHIO

CBRE

**380,000 SF
Industrial Intermodal
Distribution Facility Available**



Cross-Docked Facility



Fenced Lot with Guard Post



Located at the "Crossroads of America" (I-70/I-75)



Expandable to 500,000 SF



Backup Generator on Site



CSX Rail-Served

BUILDING FEATURES

OLIVE RD

1 MODERN WAY
TROTWOOD OHIO



14,600 SF
Office Size



28'-30'
Clear Height



48.33
Acres



2008
Year Built



380,000 SF AVAILABLE
Expandable to 500,000 SF

DRIVE-IN DOORS

Three (3) 14'x16'
One (1) 20'x16'

TRAILER STALLS

180+

AUTO PARKING

223

COLUMN SPACING

50' x 50'

CONSTRUCTION TYPE

Reinforced Concrete

SPRINKLER

ESFR

HEAT SOURCE

Gas-fired,
Roof Mounted

RAIL

CSX, Runs
Inside Building

FENCED

Secured Lot With
Guard Post

ZONING

Light Industrial 1

FLOOR SPECIFICATION

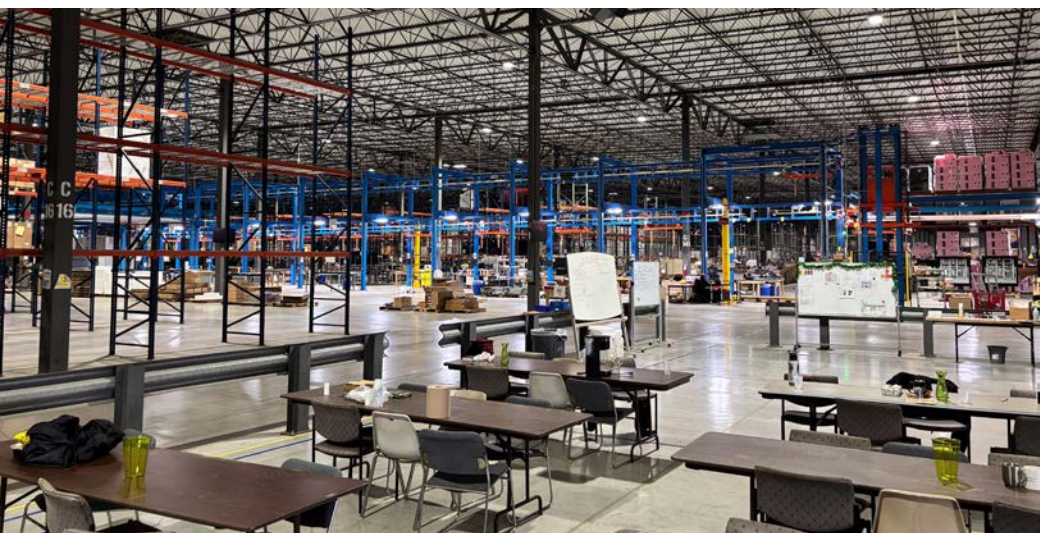
6" Slab; 4,000 PSI

DOCKS DOORS

28 (9'x10'); Fully Equipped;
50k lbs levelers, view panels,
shelters and dock locks



CSX rail runs directly into building





IN GOOD COMPANY

Located just South of Dayton International Airport, the property offers easy access to I-75 and I-70 plus a large surrounding area workforce, making it an ideal location for local and regional distribution.

amazon

GDW Logistics

MIAMI VALLEY
CAREER TECHNOLOGY CENTER

Caterpillar

beontag

WESTRAFO
POWER TRANSFORMERS & ENERGY SOLUTIONS

1 MODERN WAY
TROTWOOD OHIO

Hormel Foods
DHL



A STRONG LABOR POOL

2025 Total Population

WITHIN A
15-MIN DRIVE

85,208

WITHIN A
30-MIN DRIVE

639,336

WITHIN A
45-MIN DRIVE

1,216,009

2025 Civ Pop 16+/Labor Force

WITHIN A
15-MIN DRIVE

45,636

WITHIN A
30-MIN DRIVE

320,530

WITHIN A
45-MIN DRIVE

611,742

2025 Occupation: Production

WITHIN A
15-MIN DRIVE

4,703

WITHIN A
30-MIN DRIVE

26,966

WITHIN A
45-MIN DRIVE

50,149

2025 Occupation: Transportation/Moving

WITHIN A
15-MIN DRIVE

3,939

WITHIN A
30-MIN DRIVE

29,592

WITHIN A
45-MIN DRIVE

51,894

2025 Occupation: Production, Transportation/Moving Percent

WITHIN A
15-MIN DRIVE

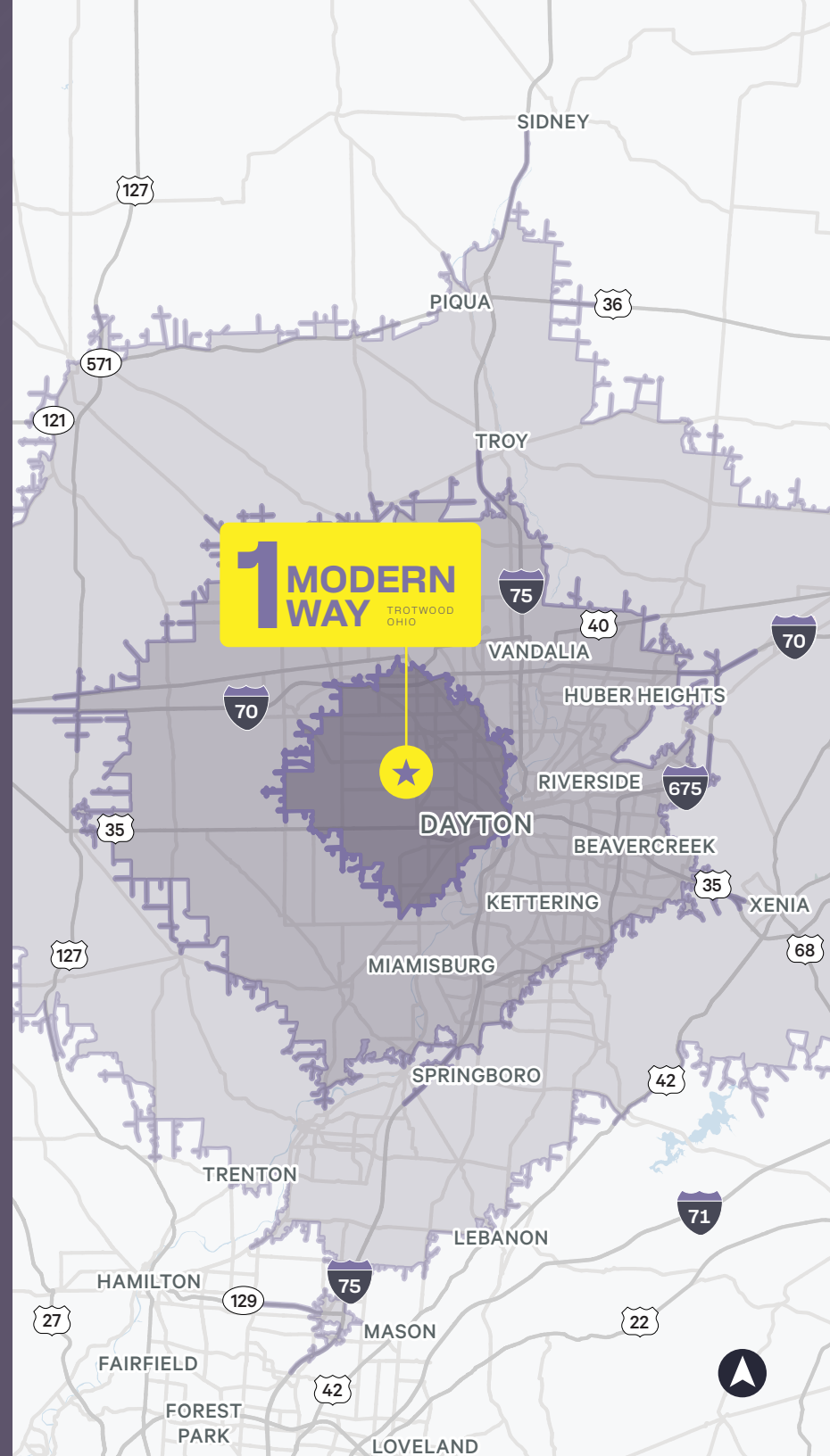
17.44%

WITHIN A
30-MIN DRIVE

18.58%

WITHIN A
45-MIN DRIVE

19.66%



THE REGION WITHIN REACH



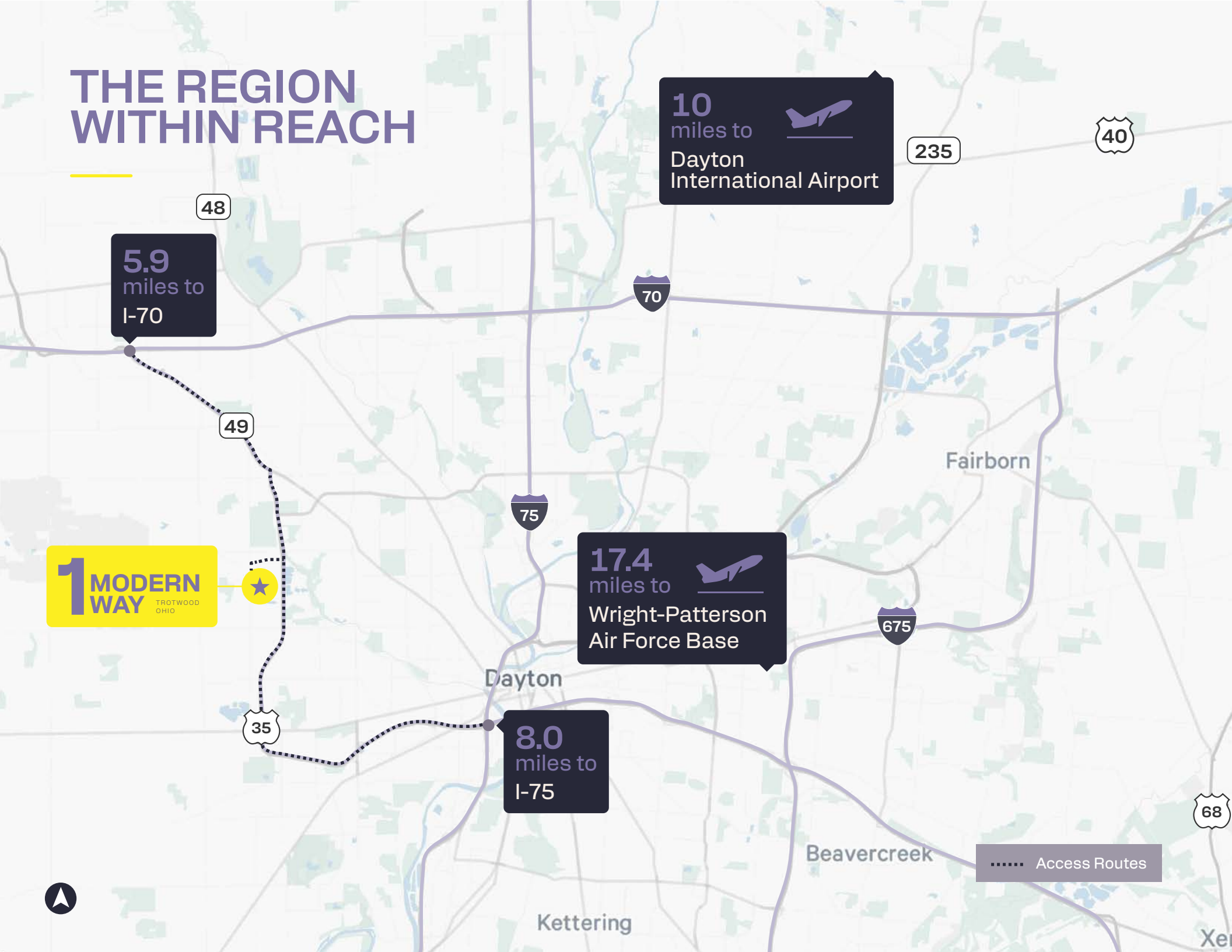
5.9 miles to I-70

10 miles to Dayton International Airport

17.4 miles to Wright-Patterson Air Force Base

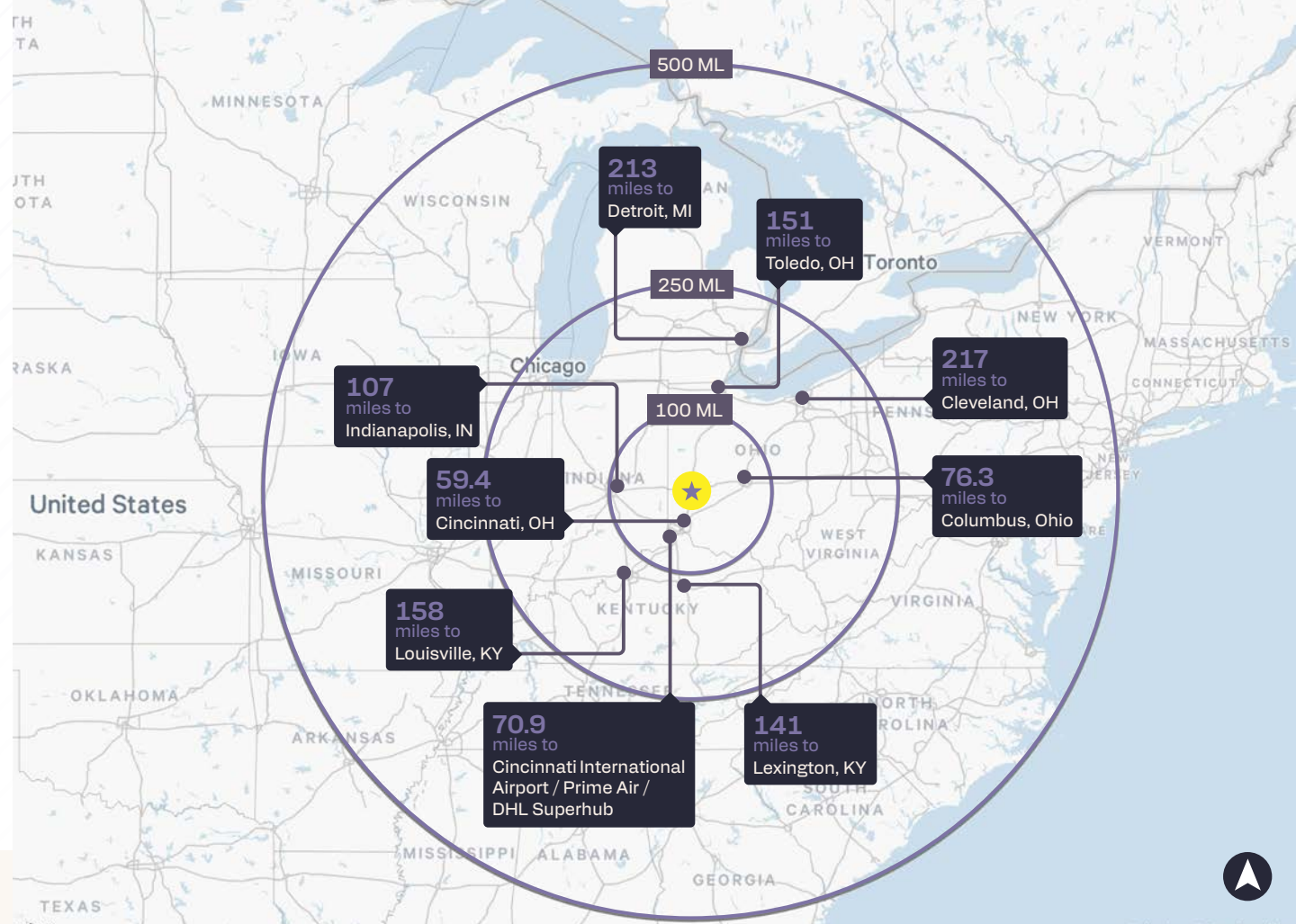
8.0 miles to I-75

..... Access Routes



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TROTWOOD OHIO



Contact

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