



Immediate Sublease: ±259,369 SF Modern Industrial

1340 E Dayton Yellow Springs Road
Fairborn | Ohio 45234

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Large-Scale ±259,369 SF Sublease Available

- 259,369 +/- SF of Bulk Distribution
- 95 Dock Positions
- Excess Trailer Parking
- Secured Truck Court
- Heavy Electric
- Easy Access to I-70, I-75 and I-675

Sublease
\$5.15_{SF NNN}
+ \$1.30/SF OPEX

Sublease Term Date:

July 31, 2027

Fire Suppression:

Wet System, 0.15 GPM/2,500 SF

Acres:

18.9+/- Acres

Lighting:

Fluorescent & Metal Halide

Total Building Size:259,369 SF
20,540 SF Office**Truck Doors:**95 (8' x 9') with vision panels and seals
75 with edge-of-dock levelers 20 with pit levelers**Year Built/Renovated:**

1991/1995

Truck Court:

145' (est) 65' concrete apron

Clear Height:

24' - 26'

HVAC:

Natural gas unit heaters

Construction:

Pre-engineered steel frame, open web steel joists, steel tube columns

Electric:

Heavy Electric

Column Spacing:

50' x 40'

Zoning:

I-R, Industrial Research

Floors:

Concrete slab on grade

Fire Suppression

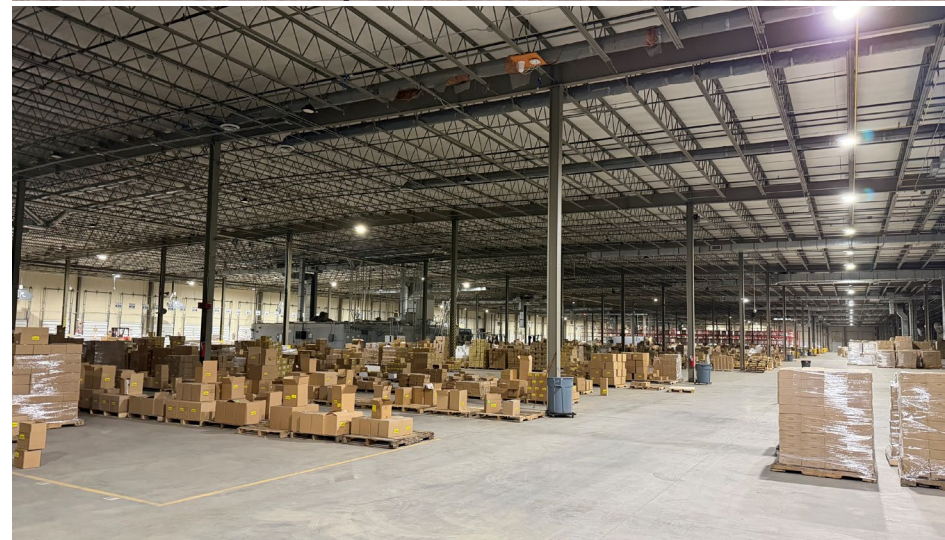
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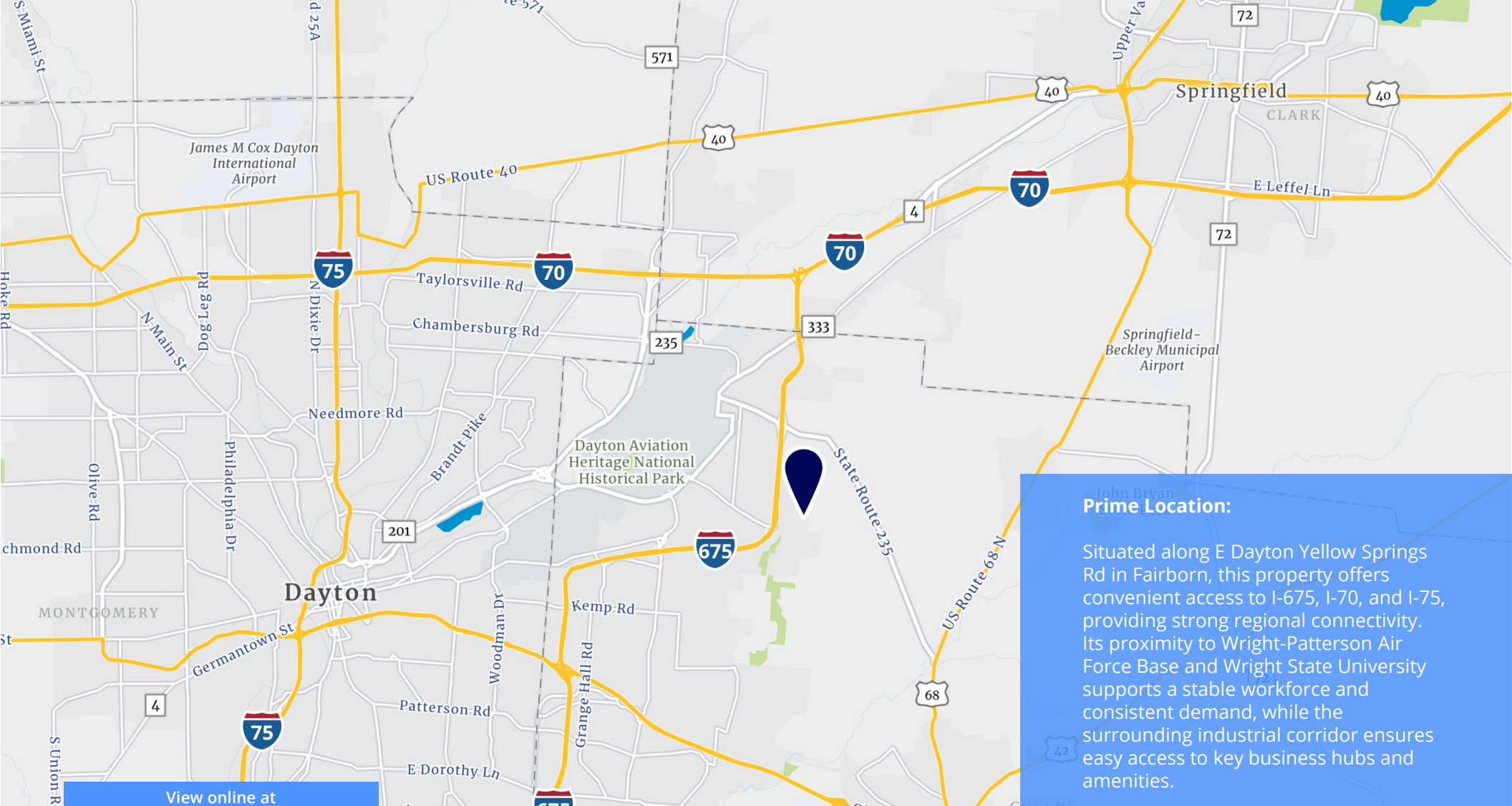
Roof:

Original standing seam metal roof

Parking:Auto: 309 Spaces
Trailer: 50 Spaces**Utilities**

- **Electric:** AES
- **Gas:** Vectren
- **Water/Sewer:** City of Fairborn
- **Telephone/Data:** Cincinnati Bell
- **Data:** Spectrum Cable





Prime Location:

Situated along E Dayton Yellow Springs Rd in Fairborn, this property offers convenient access to I-675, I-70, and I-75, providing strong regional connectivity. Its proximity to Wright-Patterson Air Force Base and Wright State University supports a stable workforce and consistent demand, while the surrounding industrial corridor ensures easy access to key business hubs and amenities.

View online at colliers.com/Dayton

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