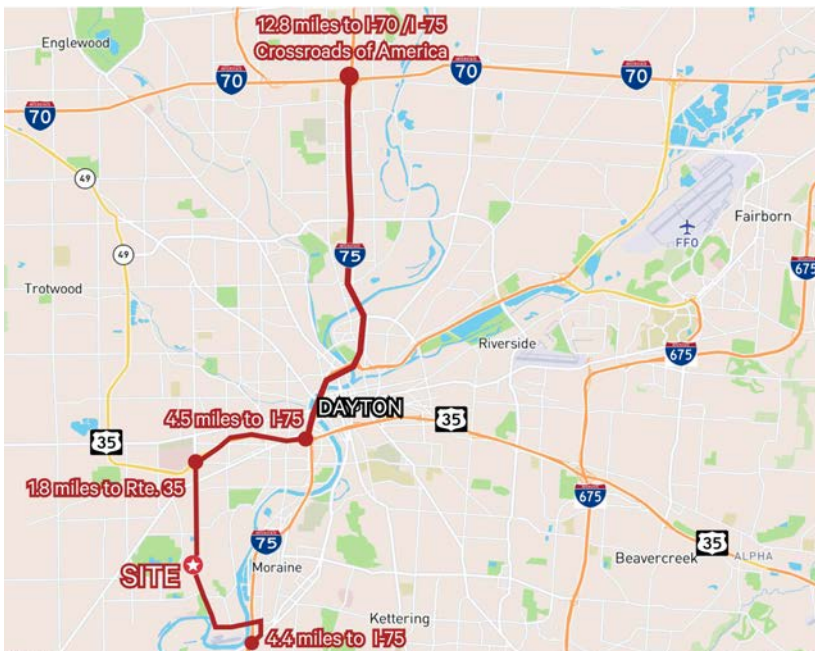


MORaine LOGISTICS CENTER
2815 S. GETTYSBURG ROAD, DAYTON, OH**205,761 SF****PROPERTY
DESCRIPTION**

- 205,761 SF for Sale or Lease
- 3,200 SF Office
- 24' Clear Height
- 40' x 40' Column Bay Spacing
- 28 Cross Docks & 2 Drive-In Doors

**LOCATION
DETAILS**

- Located just 2 miles from the Moraine/West Carrollton full service interchange.
- Strategically Located Near The Crossroads of America: I-75 / I-70.

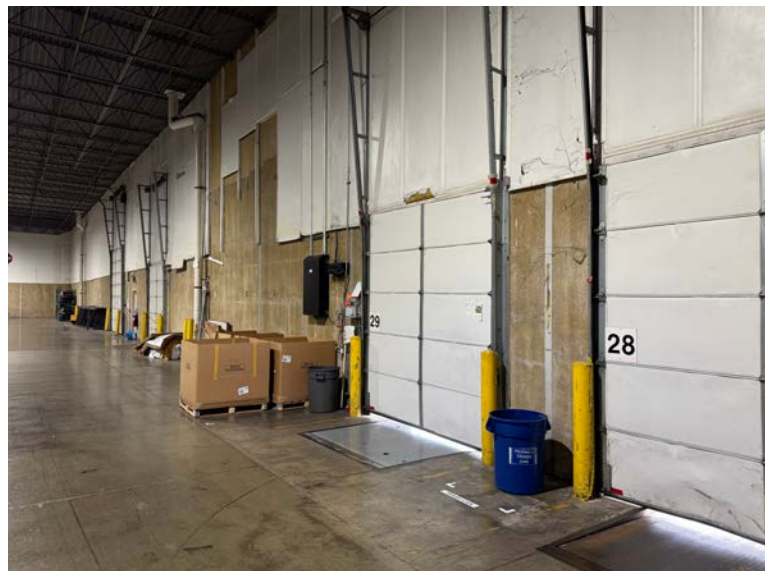
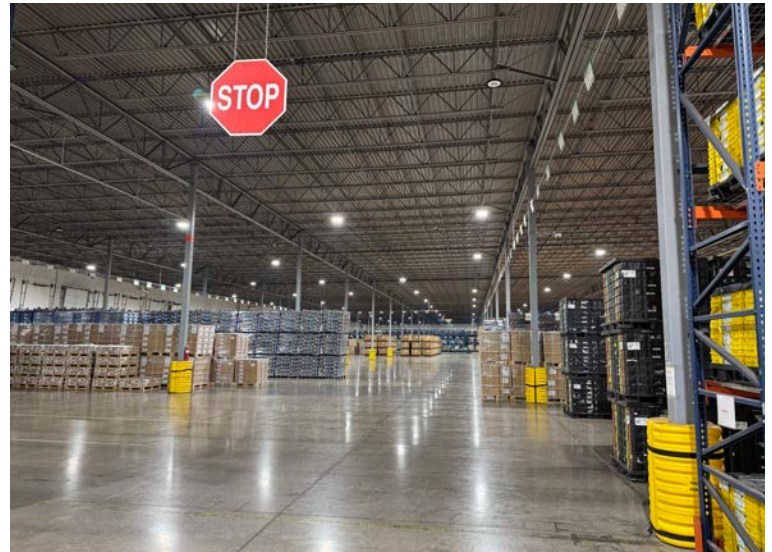
MORaine LOGISTICS CENTER
2815 S. GETTYSBURG ROAD, DAYTON, OH
205,761 SF

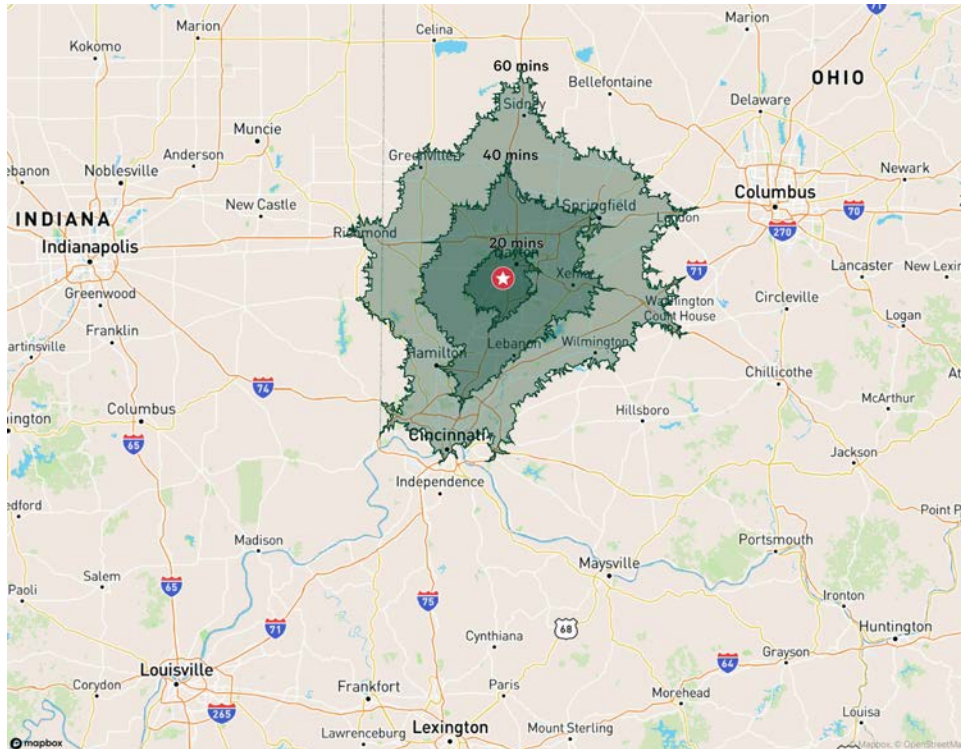
**FACILITY
FEATURES**

- Available SF: 205, 761 SF
- Office SF: 3,200
- Clear Height: 24'
- Dock Doors: 28 cross docks
2 drive-ins
Up to 20 additional dock doors with knock outs
- Column Spacing: 40' x 40'
- Power: 1,200 amp 480/277 Volt 3 Phase Service
- Lighting: LED
- Sprinkler: Wet System
- Construction: Tilt-Up Concrete
- Floors: 6" Unreinforced 3500 psi Concrete

MORaine LOGISTICS CENTER
2815 S. GETTYSBURG ROAD, DAYTON, OH

205,761 SF



MORaine LOGISTICS CENTER
2815 S. GETTYSBURG ROAD, DAYTON, OH
205,761 SF

**DISTANCE IN
MILES**

• Route 35	1.8
• I-75	4.5
• Crossroads of America / I-70 & I-75	12.8
• Dayton International Airport	17.8
• Cincinnati, OH	53
• Columbus, OH	73
• Indianapolis, IN	114
• Lexington, KY	132
• Fort Wayne, IN	137
• Louisville, KY	150

OWNER
STAG
INDUSTRIAL

LEASING TEAM
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