



875 Center Dr. Vandalia, OH

FOR LEASE

96,093 SF

LOCATION HIGHLIGHTS:

- I-75: 1 mile
- I-70: 3.1 miles
- Dayton International Airport: 3.8 miles
- 8.2 Acres
- Zoning: Industrial

SPACE FEATURES

+/- 96,093 SF

- Office SF: ± 10,424 (1st FL: 8,170 SF & 2nd FL: 2,254 SF [not included in total SF])
- Warehouse/Manufacturing SF: 87,923



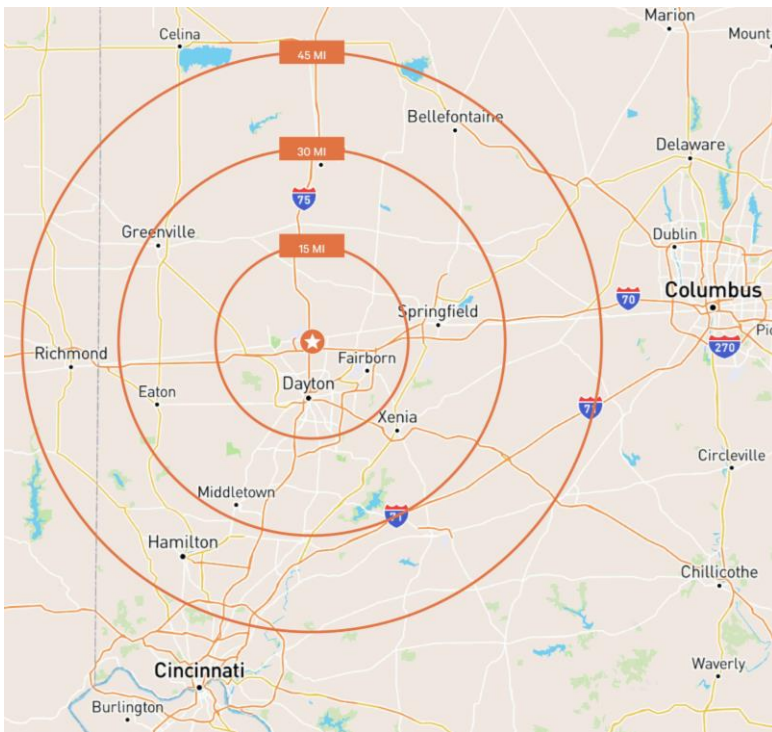
FEATURES

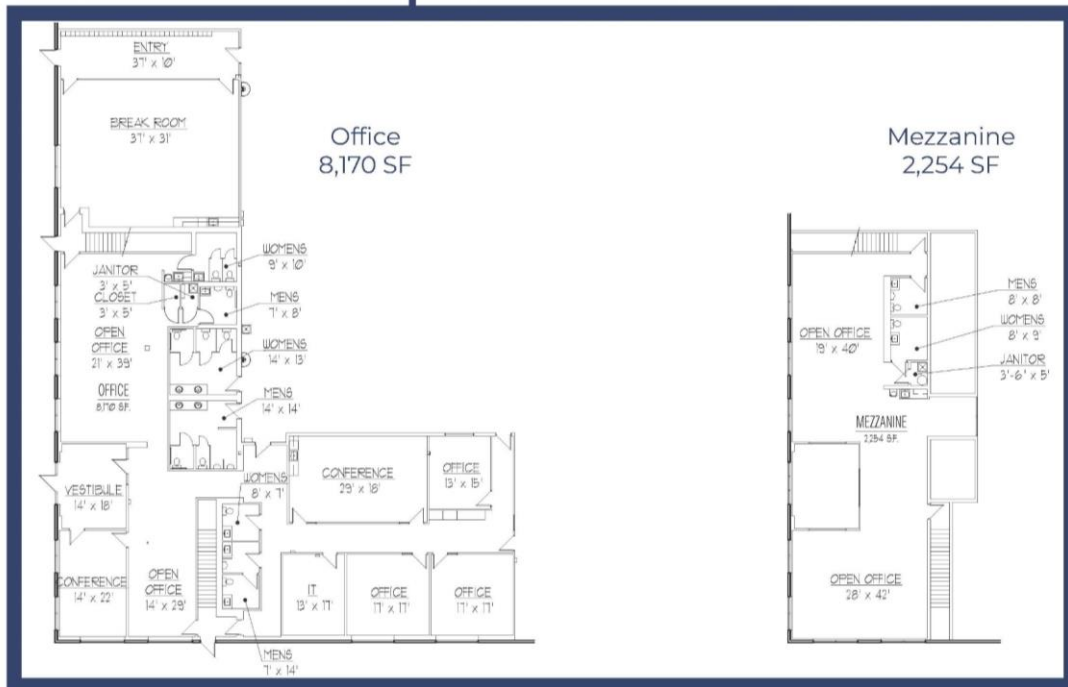
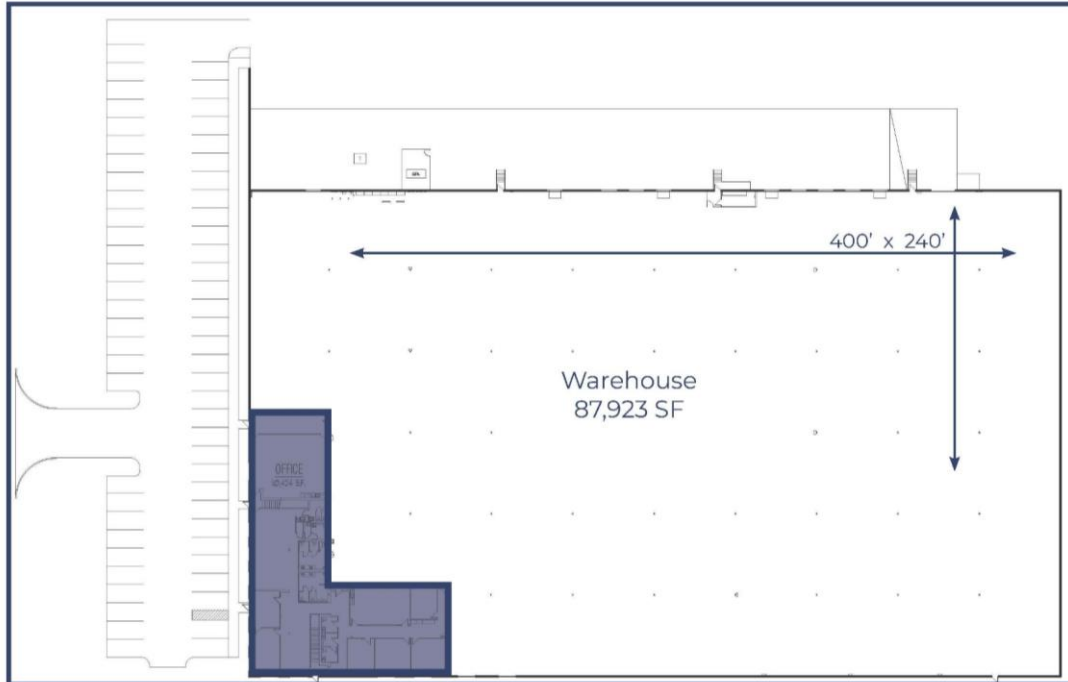
- Improvements Underway
- Clear Height: 21'
- Column Spacing: 40' X 40'
- Dock Doors: 13
- Drive-In Doors: 1
- Truck Court Depth: 114'
- Car Parking: +/- 62 (expandable)
- Power: 4,000 Amps, 480/277 volt



CONSTRUCTION

- Exterior Walls: Concrete Tilt
- Roof: EPDM
- Fire Protection: ESFR
- Lighting: LED
- Year Built: 1987, renovated in 2026

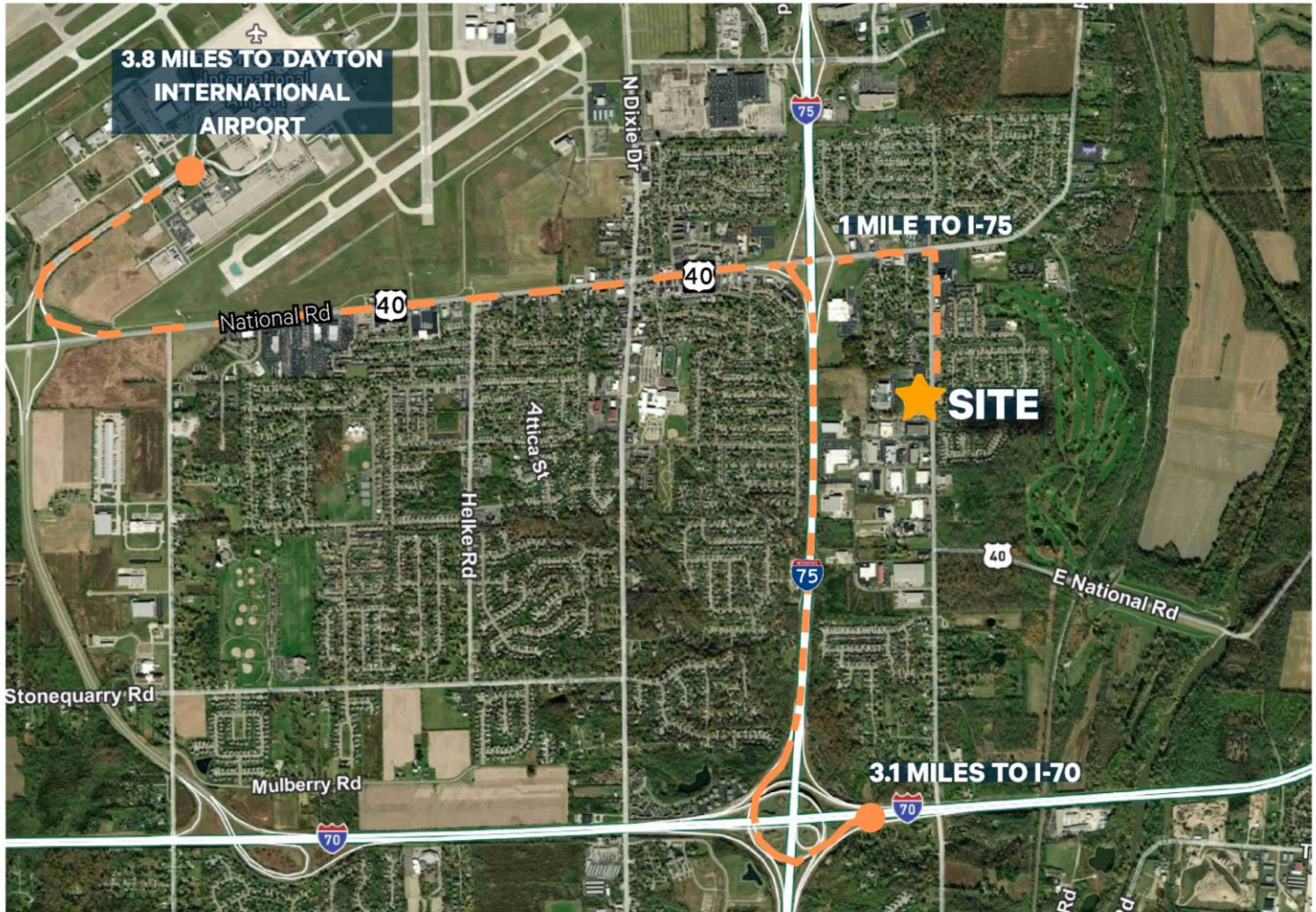




IMPROVEMENTS UNDERWAY

- All new warehouse LED lighting
- New rack style unit heaters in warehouse
- All new dock doors and seals
- Four new levelers (6'x8', 35,000# capacity)
- New exterior paint
- Mill and pave planned for all asphalt
- New paint in warehouse including columns
- New paint and vinyl base throughout office area





LOCATION FEATURES

- Minutes from I-75, I-70 and Dayton International Airport.
- Within a one-day drive time to over 60% of the U.S. population.
- Close to several major metropolitan areas and industrial sites.

DISTANCE IN MILES

- | | |
|--------|------------------------------------|
| • 1 | I-75 |
| • 3.1 | I-70 |
| • 3.8 | Dayton International Airport |
| • 10.5 | Dayton, OH |
| • 13.8 | I-675 |
| • 64.1 | Cincinnati, OH |
| • 68.7 | Columbus, OH |
| • 75.9 | CVG/Prime Air/DHL Global Super Hub |
| • 111 | Indianapolis, IN |
| • 145 | Lexington, KY |
| • 162 | Louisville, KY |
| • 200 | Detroit, MI |
| • 211 | Cleveland, OH |
| • 254 | Pittsburgh, PA |
| • 292 | Chicago, IL |



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