



2875 NEEDMORE RD.
DAYTON, OHIO 45414

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS



319,670 SqFt

- Located less than 1 mile from I-75 with immediate access to interstate. Within 5 minutes of the I-70/I-75 intersection
- Building is divisible
- Building suitable for both manufacturing and warehousing/distribution uses
- Building has 14 fork lift battery chargers and exhaust fans.
- Strategically positioned 10 miles from Wright-Patterson Air Force Base and 8 miles from Dayton International Airport
- Lease Rate: \$4.95/SqFt NNN
- Sale Price: Reach out to listing agents



CLICK HERE FOR AERIAL VIDEO

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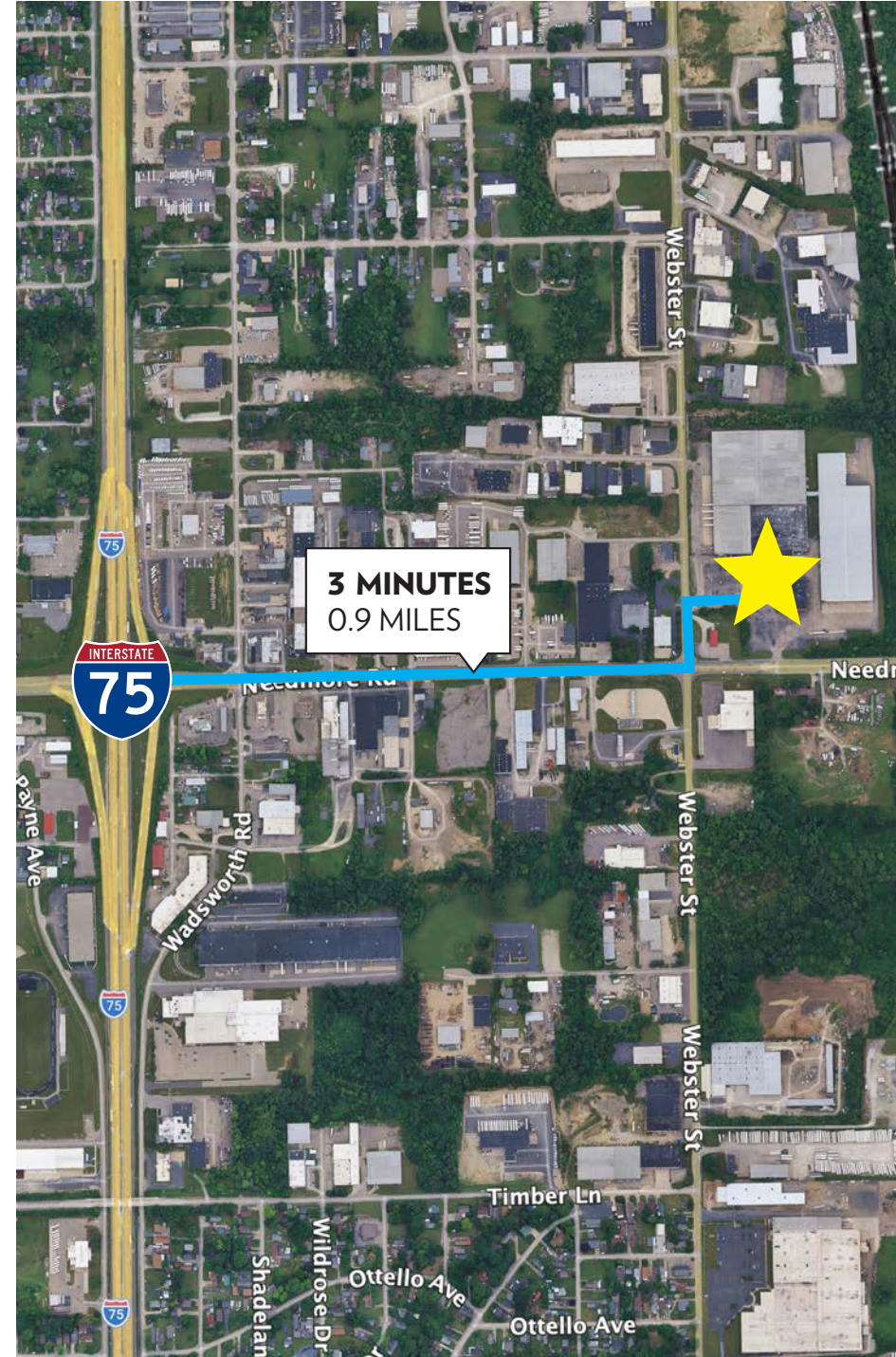
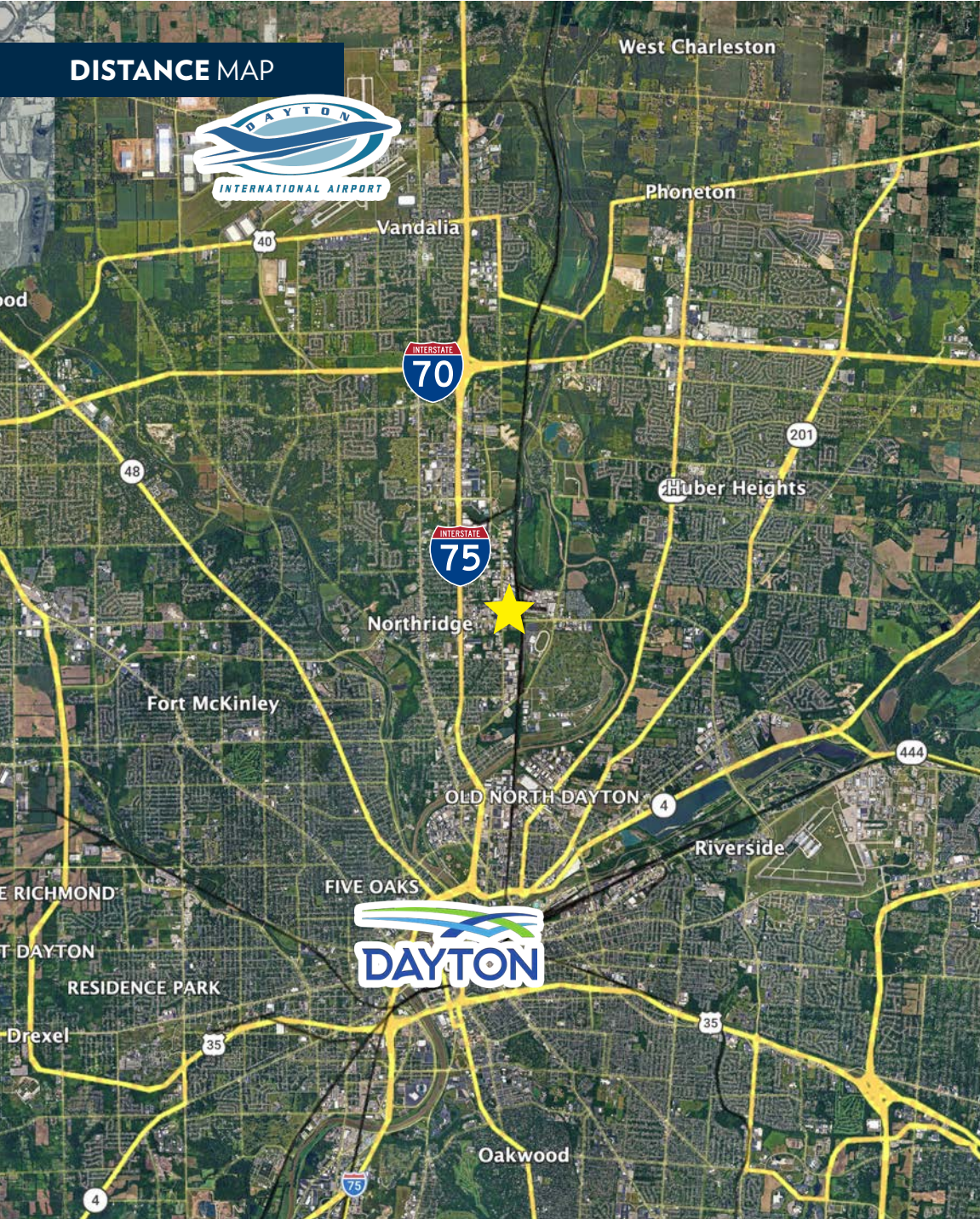
PROPERTY DETAILS

Total SqFt:	319,670
Warehouse SqFt:	301,450
Office SqFt:	15,270 on 1st floor; 2,950 on 2nd floor
Acreage:	15.59 acres
Clear Height:	19'-23'
Year Built:	1976
Type Construction:	Masonry & Pre-Engineered Metal
Lighting:	High Efficiency Fluorescent T-5s and some LEDs
Column Spacing:	Varied 38' x 34', 36'x38', 32' x 74' and 58' x 32'
Dock door:	Twenty-Seven (27) total: Twenty (20) 10' x 10' with seals and levelers, Seven (7) 8'6" x 10' with seals and levelers
Drive-in door:	Two (2) total: One (1) 14' x 14' and One (1) (10' x 10')
Sprinkler:	Wet System
Electrical Service:	2,500 Amps, 480V/277V service and switchgear; second service 400 Amps, 480V/277V (multiple panels throughout both services)
Heat:	Natural gas fired cambridge units
Roof:	Rubber & Metal
Parking Lot:	One Hundred Sixty (160) Striped Spaces
Truck court:	130' at rear docks, 140'+ at front docks, both with 60' concrete aprons
Restrooms:	Two (2) Sets and a Locker Room
Montgomery County Parcel ID:	R721175070001 & E211010020106

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PARCEL OUTLINE



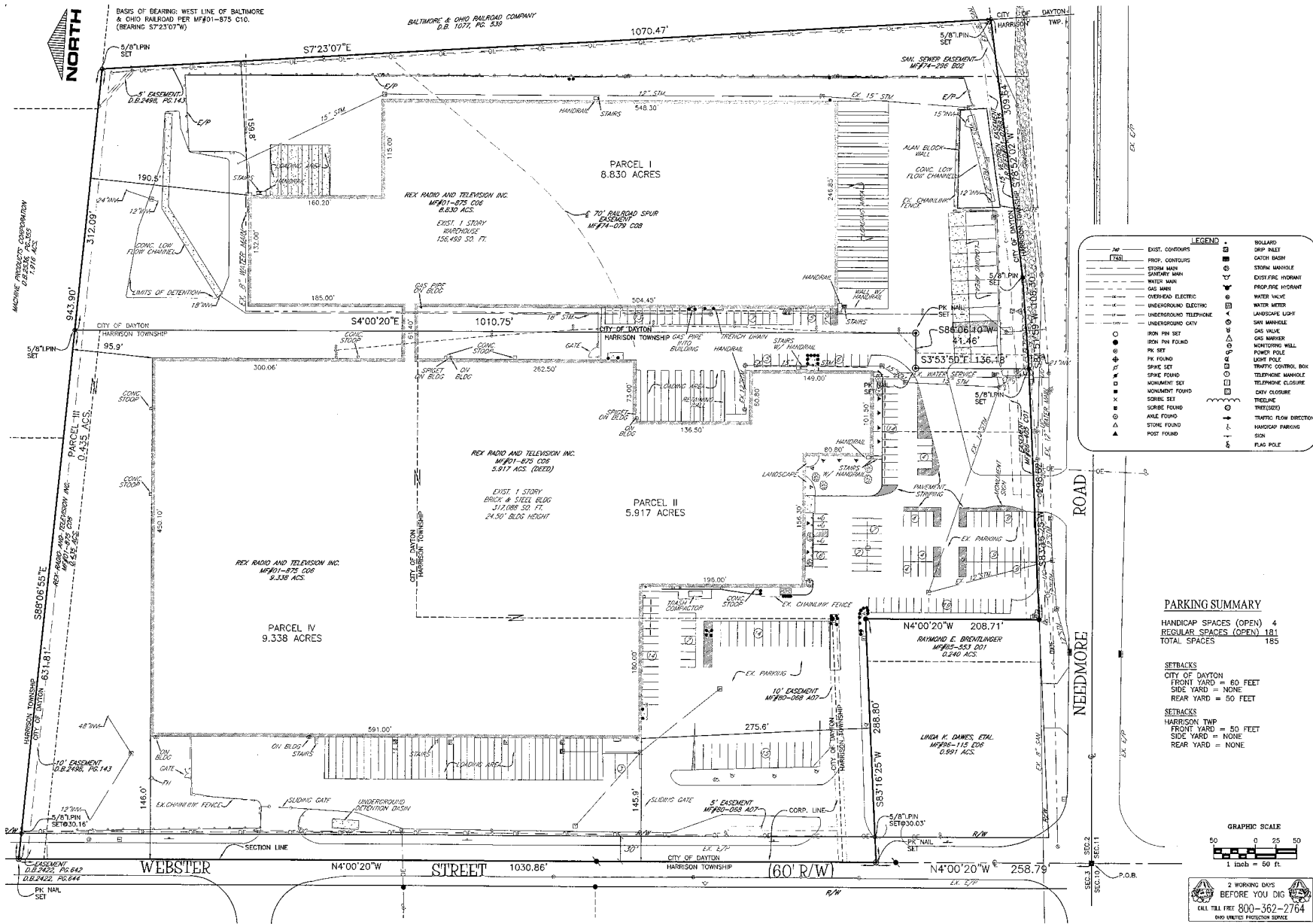
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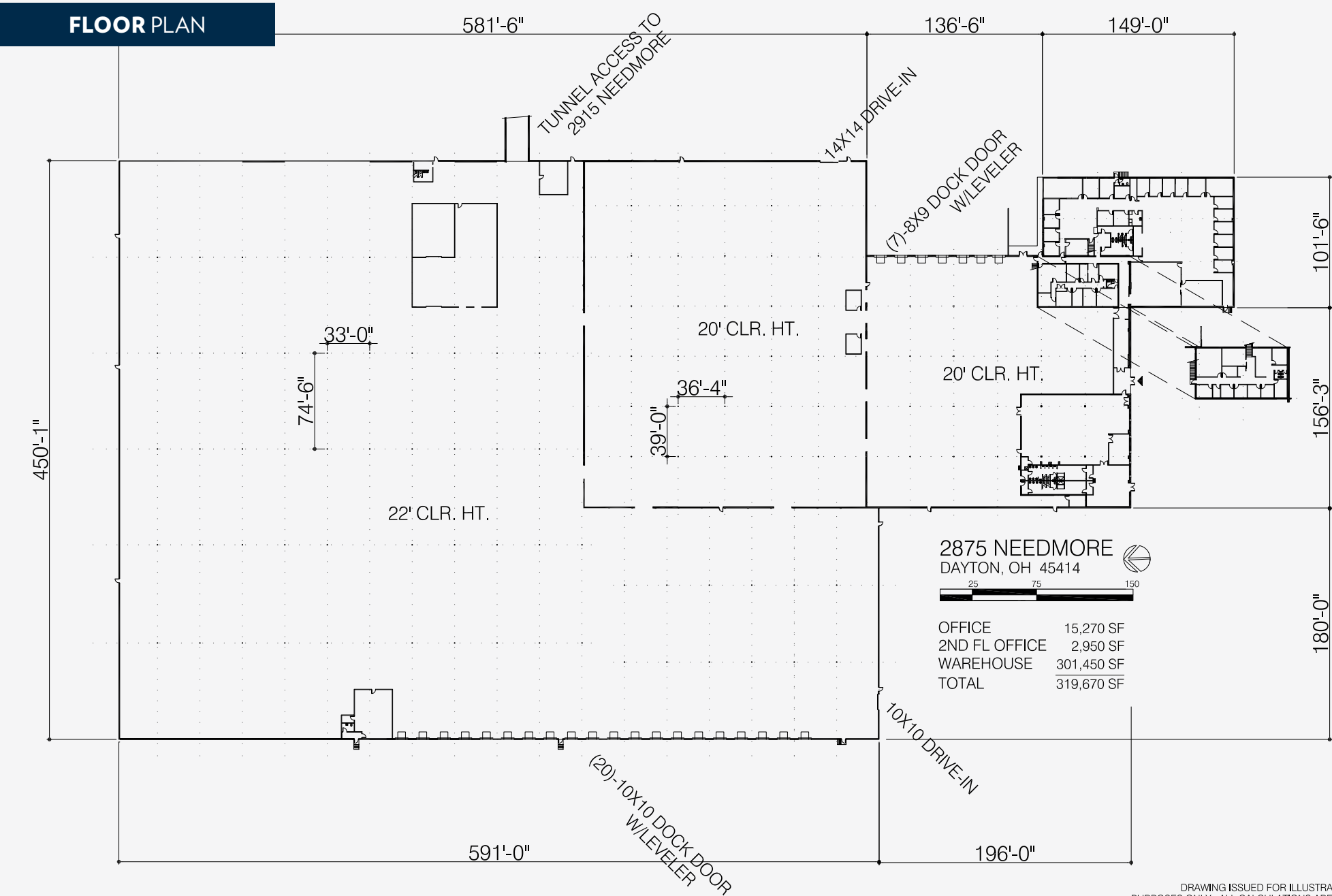


SITE SURVEY



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DRAWING ISSUED FOR ILLUSTRATION
PURPOSES ONLY. ALL CALCULATIONS ARE APPROXIMATE.

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