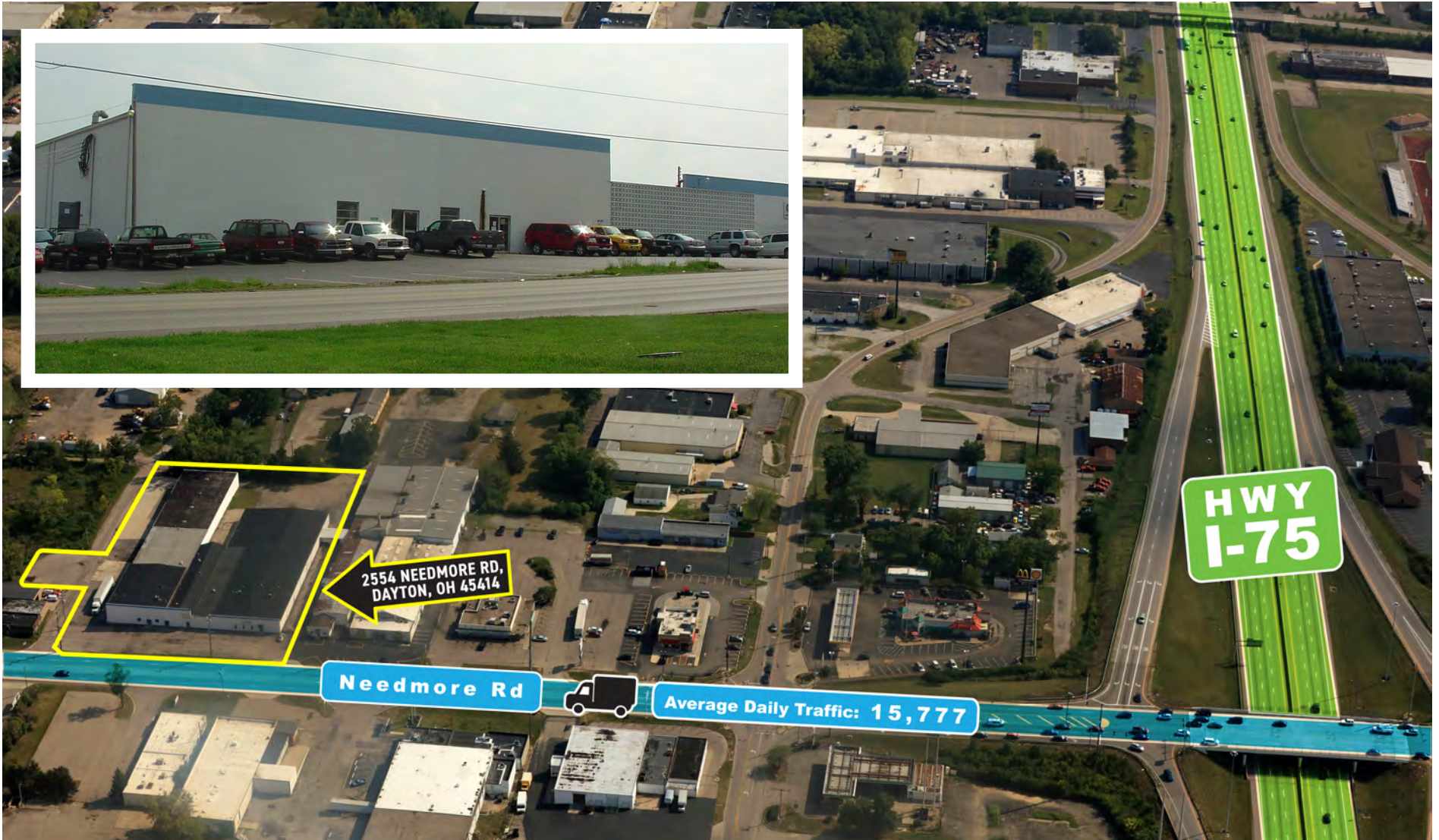


Office & Warehouse/Manufacturing Space
2554 Needmore Rd, Dayton, OH 45414

FOR SALE
\$2,450,000

Jacobsma & Associates
Real Estate Investments & Exchanges



CONTACT INFO

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Office & Warehouse/Manufacturing Space **FOR SALE**

2554 Needmore Rd, Dayton, OH 45414

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Property Details

2554 Needmore Road offers great accessibility with its location off of I-75. This high traffic area along Needmore road is easily accessible with plenty of parking. Office space is move-in ready! Both the office and warehouse space are available with plenty of options to set up and grow your business.

Price:

- **700 SF Office:**
- **4,200 SF Office:**
- **6,500 SF Warehouse:**
- **20,045 SF Warehouse/Office:**
- Low rental rates are featured with a possibility of FREE RENT *For Qualifying Tenants.
- Location is a high traffic area that is great for new business.
- Ample parking is featured with expansion opportunities depending on use.
- Power is 1,200 amp, 3-Phase with 480/240/120 volts.
- Fully sprinklered throughout building.

Rental Rates

700 SF Office:

4,200 SF Office:

SF Warehouse:

20,045 SF Warehouse:

Min. Divisible: 700 SF

Zoning: Light Industrial

Type: Office/Warehouse/Manufacturing

Rentable Building Area: 54,636 SF

Year Built: 1965

Office Remodeled: 2006

Power: 1200 amps, 3 Phase 480/240/120V



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Listing Spaces

Office Space

Space Available:

- 700 SF Office
- 4,200 SF Office
- 4,900 If Leased Together:

Lease Term: 3 - 7 Years

This office space is move-in ready! There are several large open spaces that are great for a flexible set up. Take advantage of the breakroom/conference room as well as a number of individual offices. This office space also has private restrooms. Located in a high traffic area on busy Needmore Rd, there's plenty of parking for employees & customers! Courtesy to Brokers. Call to set up an appointment to see the space today!

Warehouse/Manufacturing Space

Space Available:

- 6,500 sq. ft.
- 20,045 sq. ft. (also has office space)

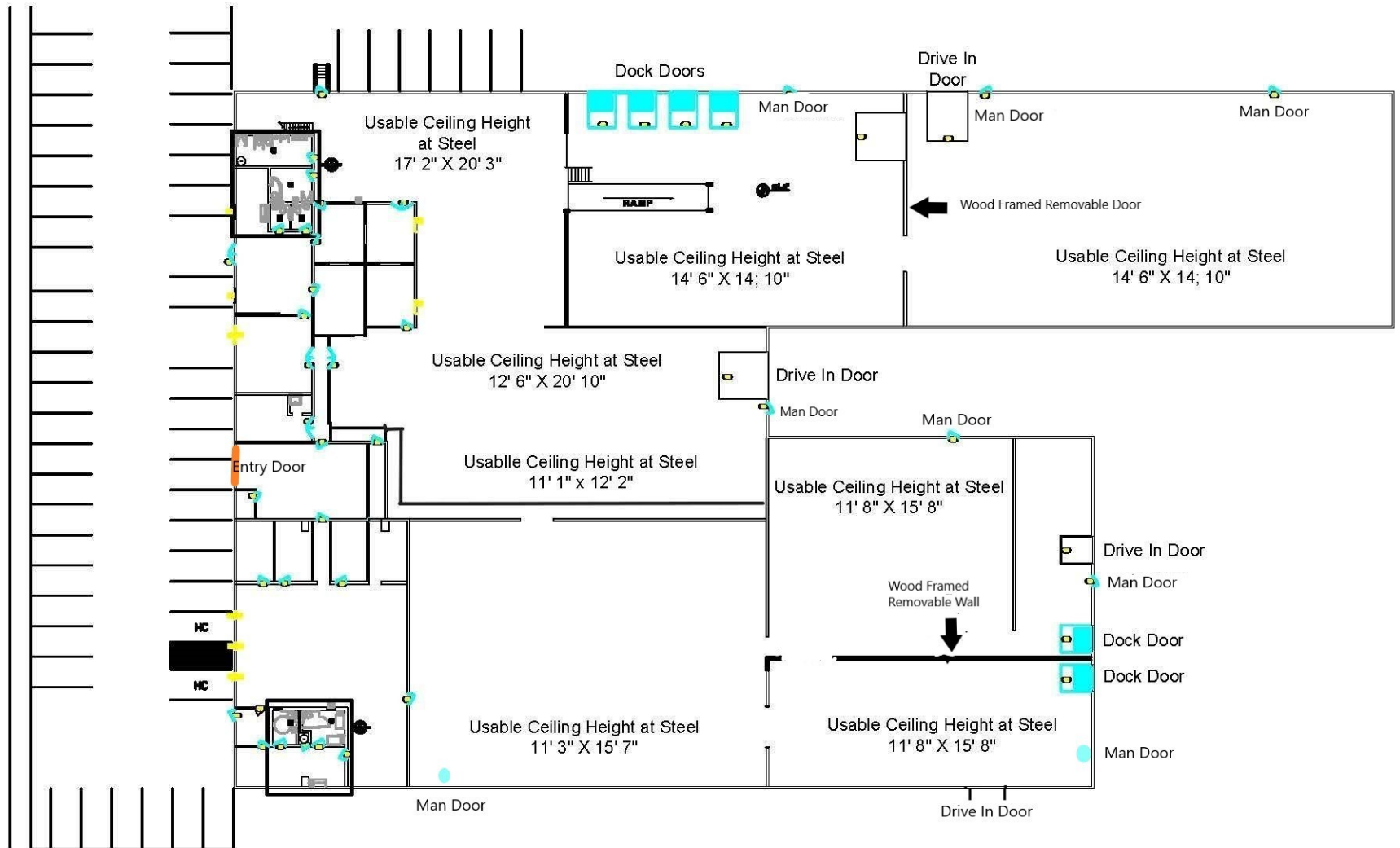
Lease Term: 3 - 7 Years

This industrial space is perfect for your distribution, manufacturing and warehouse needs. Offers clear span space and can be built to suit your needs. Smaller 6,500 sf space includes one dock door and grade level roll-up door. Larger 20,045 sf space has 4 dock doors, separate drive in door, and office space. Electricity includes 1200 amps with 3 phase 480/240/120 volt service. Utilities consist of electric, gas, water, sewer, telephone, and fiber optic (DSL). Needmore Road is situated in a high traffic area which can be great for business. Please contact broker for details on free rent for qualifying tenants, as well as additional office and warehouse space that is available. Tours are welcome. For more information, call (805) 239-3090 or Toll Free at (877) 739-2526

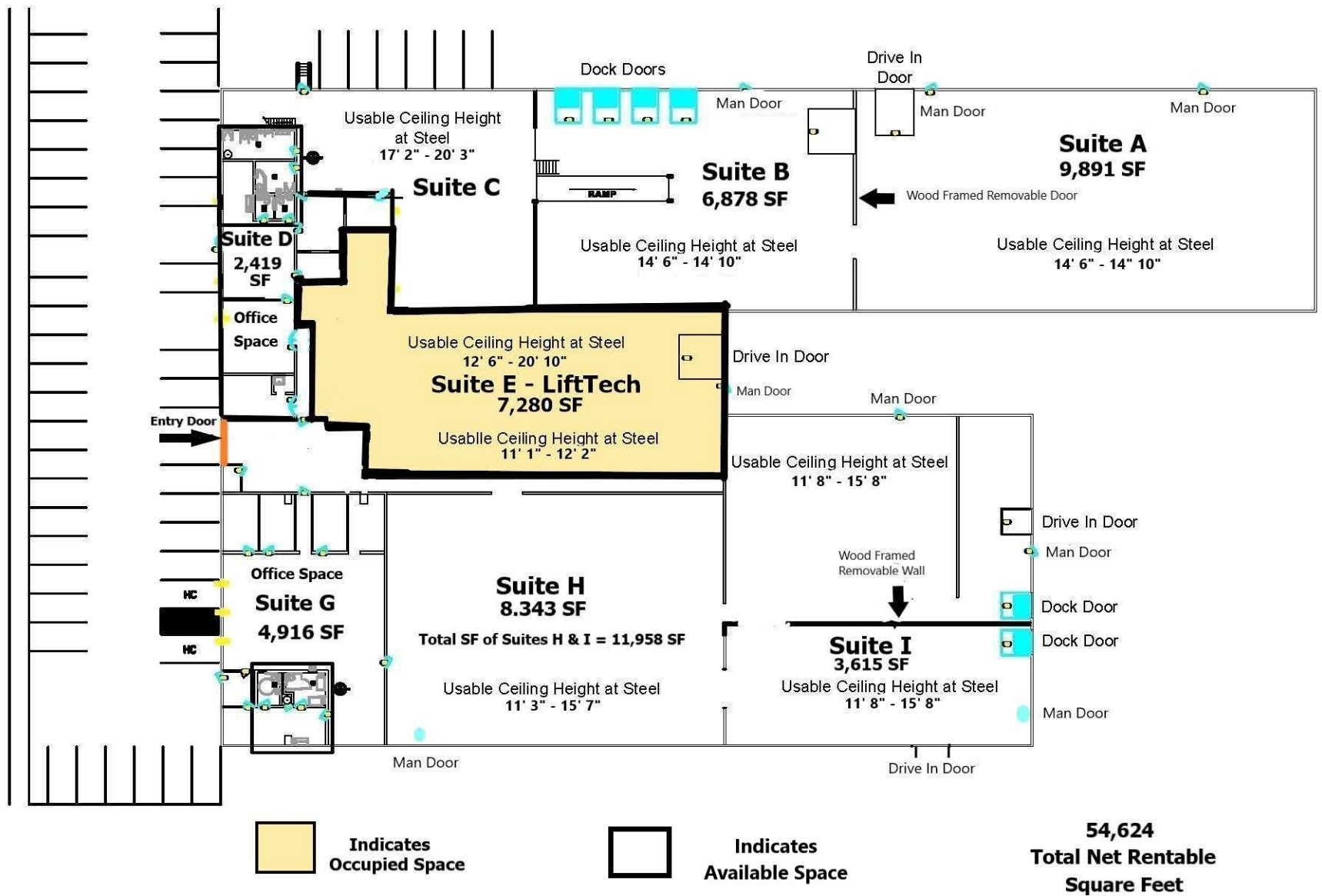


2554 Needmore Road, Dayton, OH 45414

FLOOR PLAN OF BUILDING



Floor Plan of the Building
2554 Needmore Road, Dayton, OH 45414



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Property Photos



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Video Link for 2554 Needmore Road, Dayton, Ohio

<https://www.youtube.com/watch?v=YQVIK-VzJKM>