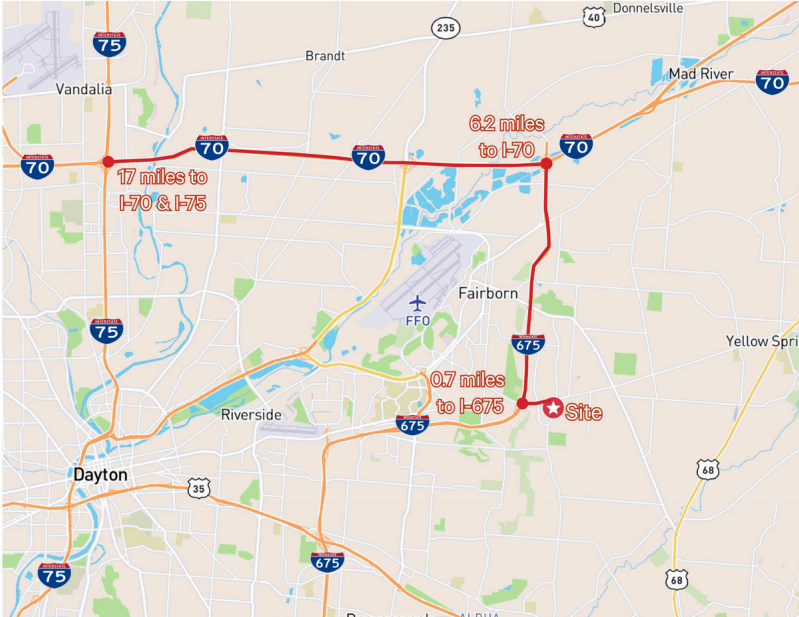


**FAIRBORN CROSSROADS CENTER
1340 E. DAYTON YELLOW SPRINGS RD., FAIRBORN, OH****259,369 SF**

LOCATION DETAILS

- Immediate interstate access
- Within a one-day drive time to over 60% of the U.S. & CA populations
- Close to several major metropolitan areas and industrial sites including Columbus, Indianapolis, and Cincinnati

PROPERTY DESCRIPTION

- Immediate access to I-675 offering connectivity (~6 miles) to I-70 & I-75, the Crossroads of America
- Proximity to Wright-Patterson Air Force Base
- Heavy car and trailer parking
- 95 dock positions
- Secured truck court with multiple access points

FAIRBORN CROSSROADS CENTER
1340 E. DAYTON YELLOW SPRINGS RD., FAIRBORN, OH

259,369 SF



FACILITY FEATURES

- Total Building: 259,369 SF
- Office: 20,540 SF
- Acres: 8.9
- Docks: 95
- Clear Height: 24' - 26'
- Auto Parking: 309
- Trailer Parking: 50
- Electric: 2500 amps
- Column Spacing: 50' X 40'
- Floor: Concrete slab on grade
- Lighting: LED w/motion sensors
- Sprinkler: Wet System, 0.15 GPM / 2500 SF
- Construction: Pre-engineered steel frame, open
- Year Built: 1991/1995

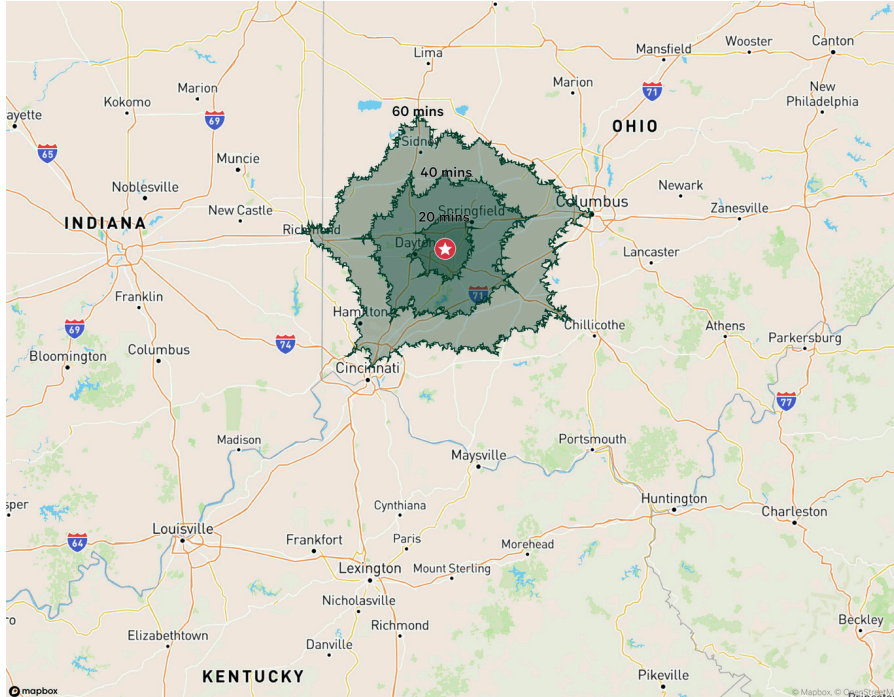
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**DISTANCE IN
MILES**

- I-675 0.7
- Wright-Patterson Air Force Base 4.7
- I-70/ I-75 6.2
- Dayton, OH 11.8
- Dayton International Airport 20.2
- Columbus, OH 61.1
- Cincinnati, OH 62.3
- Cincinnati International Airport /
Prime Air / DHL Global Super Hub 75.4
- Indianapolis, IN 126
- Lexington, KY 145

OWNER



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