



2915 NEEDMORE RD.

DAYTON, OHIO 45414

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS



158,630 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 to approximately 78,000 SF
- ~15 trailer parking stalls on site in addition to the twenty-four (24) loading dock doors
- Building suitable for both manufacturing and warehousing/distribution uses
- Strategically positioned 10 miles from Wright-Patterson Air Force Base and 8 miles from Dayton International Airport
- Lease Rate: \$5.95/SqFt NNN
- Sale Price: Reach out to listing agents



CLICK HERE FOR AERIAL VIDEO

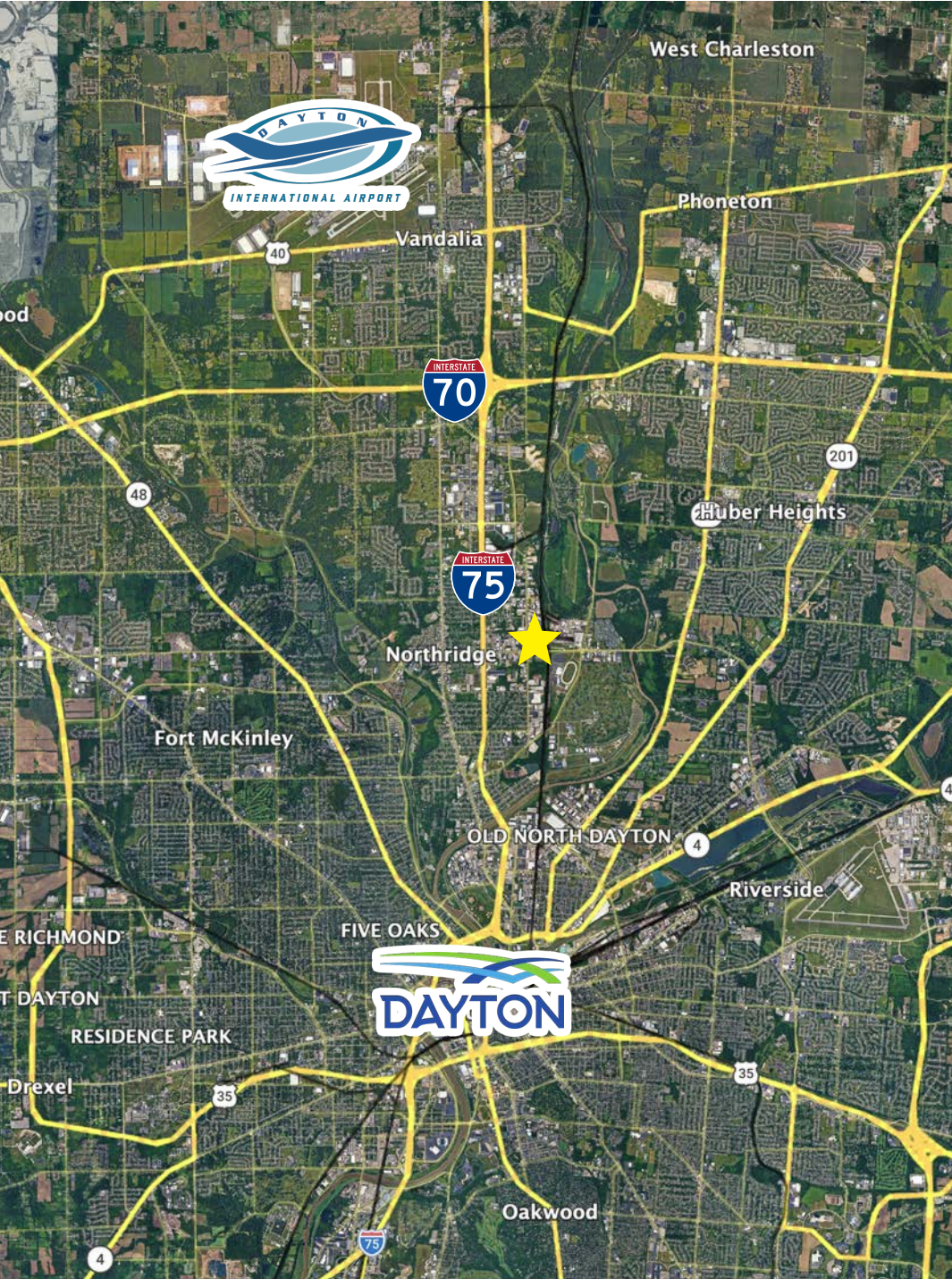
PROPERTY DETAILS

Total SqFt:	158,090
Warehouse SqFt:	154,560
Office SqFt:	2,605 on 1st floor; 925 on 2nd floor
Acreage:	8.83 acres
Clear Height:	19' – 22'6"
Year Built:	2003
Type Construction:	Pre-Engineered Metal
Lighting:	Fluorescent with Motion Sensors
Column Spacing:	50' x 50'
Dock door:	Twenty-Four (24) 9'x10' Dock Doors with Seals and Levelers
Drive-in door:	One (1) 10' x 12'
Sprinkler:	Wet system
Electrical Service:	480-volt, 3-phase, 125 amps
Heat:	Natural Gas-Fired Cambridge Units
Roof:	Metal
Parking Lot:	Twenty-Five (25) Striped Spaces
Trailer Parking:	Fifteen (15) Trailer Stalls
Truck court:	130' at rear docks, 140'+ at front docks, both with 60' concrete aprons
Restrooms:	One (1) set in office, 1 toilet in warehouse at rear docks, 1 set in trucker room area
Montgomery County Parcel ID:	R721175070002

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PARCEL OUTLINE



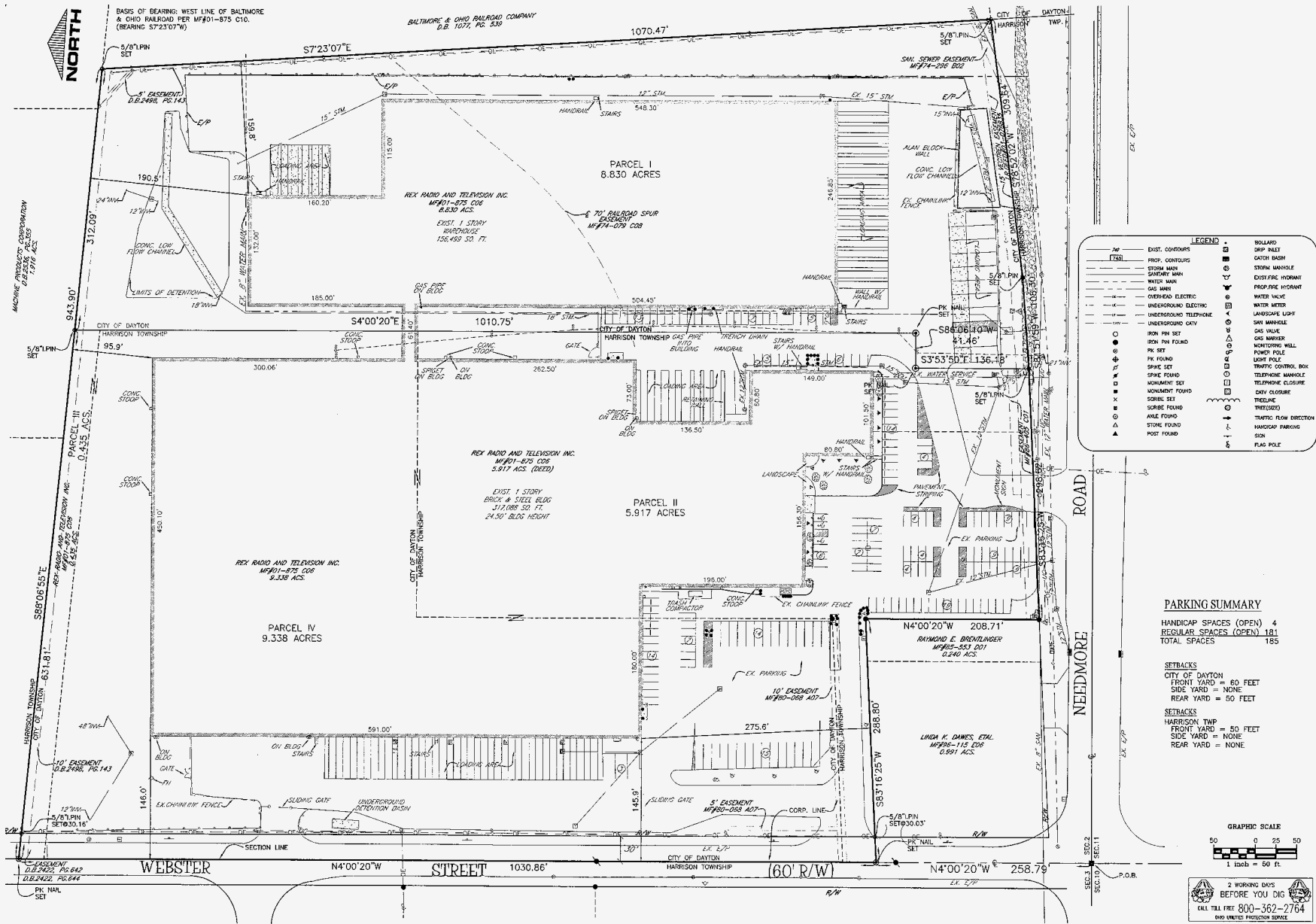
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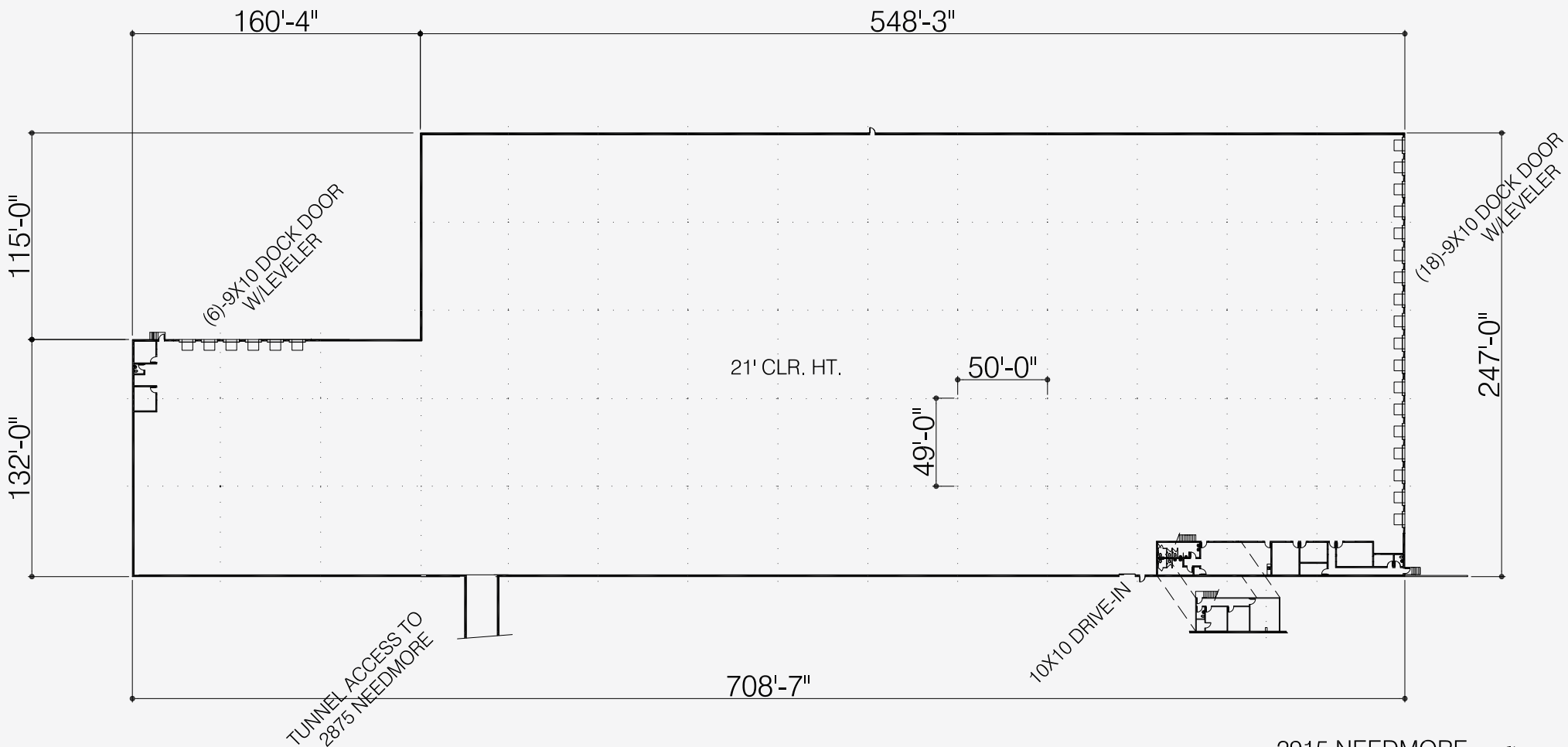
SITE SURVEY



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FLOOR PLAN



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2575150

OFFICE	2,605 SF
2ND FL OFFICE	925 SF
WAREHOUSE	154,560 SF
TOTAL	158,090 SF

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

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