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FOR SUBLEASE

1340 E Dayton Yellow Springs Rd Fairborn, OH

- 259,369 +/- SF of Bulk Distribution
- 95 Dock Positions
- Excess Trailer Parking
- Secured Truck Court
- Heavy Electric
- Easy Access to I-70, I-75 and I-675

Sublease
\$5.15_{SF NNN}

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DETAILS

Property Name

1340 E Dayton Yellow Springs

Sublease Term Date

July 31, 2027

Location

Just minutes rom Wright Patterson
Air Force Base, from I-675, I-70, I-75

Total Building Size

259,369 SF
20,540 SF Office

Acres

18.9+/- Acres

Year Built/Renovated

1991/1995

Construction

Pre-engineered steel frame, open
web steel joists, steel tube columns

Clear Height

24' - 26'

Column Spacing

50' x 40'

Floors

Concrete slab on grade

Roof

Original standing seam metal roof

Fire Suppression

Wet System, 0.15 GPM/2,500 SF

Lighting

Fluorescent & Metal Halide

Truck Doors

95 (8' x 9') with vision panels and seals
75 with edge-of-dock levelers 20 with pit
levelers

Truck Court

145' (est) 65' concrete apron

HVAC

Natural gas unit heaters

Parking

Auto: 309 Spaces
Trailer: 50 Spaces

Electric

Heavy Electric

Utilities

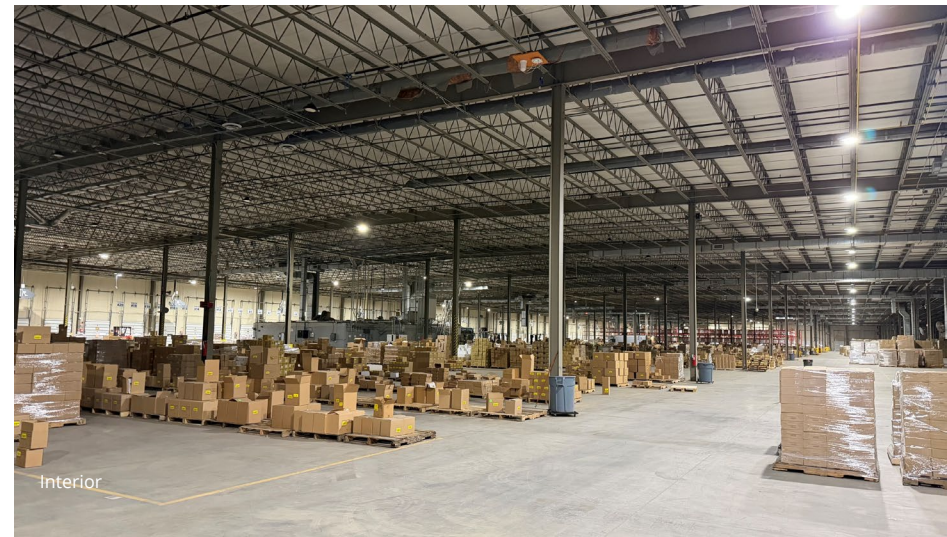
- Electric: Dayton Power & Light
- Gas: Vectren
- Water/Sewer: City of Fairborn
- Telephone/Data: Cincinnati Bell
- Data: Spectrum Cable

Zoning

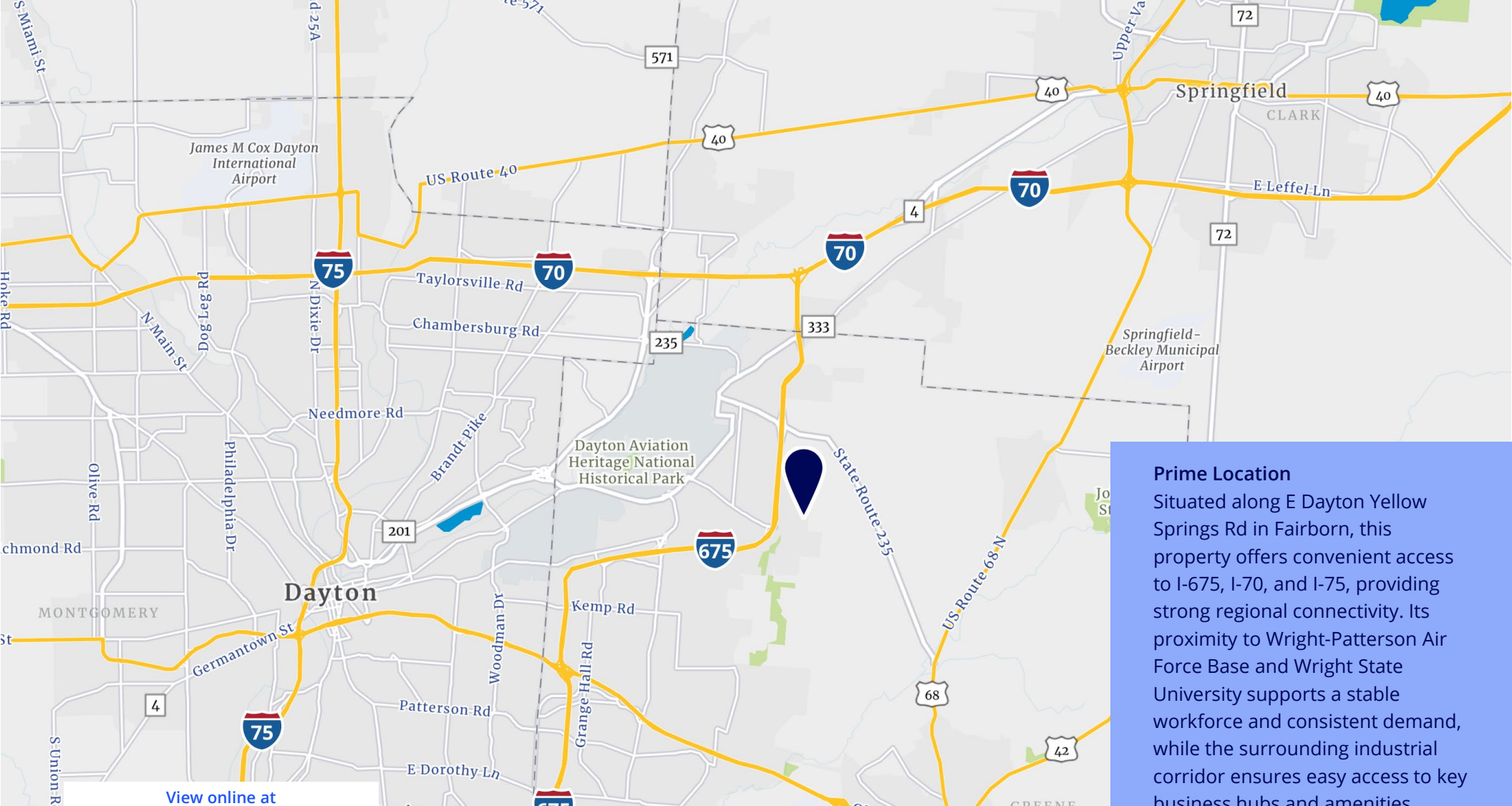
I-R, Industrial Research

Jurisdiction

City of Fairborn, Greene County



5.15/SF NNN | OPEX: \$1.30/SF



Prime Location

Situated along E Dayton Yellow Springs Rd in Fairborn, this property offers convenient access to I-675, I-70, and I-75, providing strong regional connectivity. Its proximity to Wright-Patterson Air Force Base and Wright State University supports a stable workforce and consistent demand, while the surrounding industrial corridor ensures easy access to key business hubs and amenities.

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