

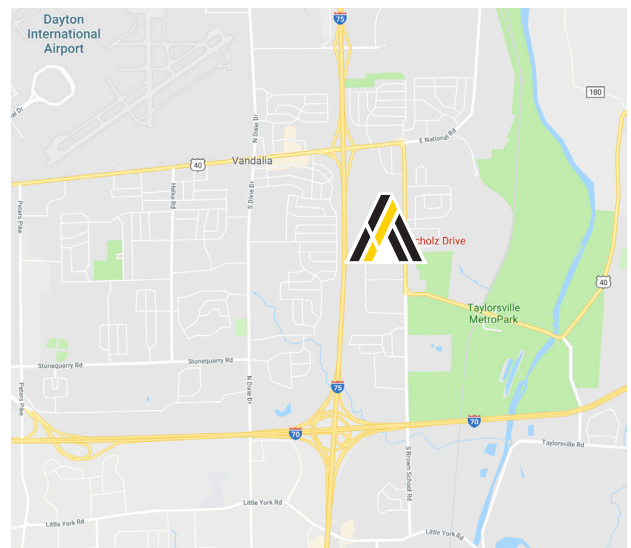


## 800 Scholz Drive

Vandalia, Ohio 45377

### Property Highlights

- 22,538± SF Total Manufacturing/Warehouse
- 1.577± Acres
- 3,870± SF Office
- Brick and Block construction
- Rubber roof
- Built in 1967
- 13' Clear ceiling height
- Three docks
- One drive-in door (12' x 12')
- 1200 Amp 240 volt 3 phase electric
- Wet sprinkler
- T-8 Fluorescent lighting
- Gas heat
- City of Vandalia sewer
- Montgomery County water
- Conveniently located less than 1 mile from I-75 and 2 miles from I-70



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## Aerial and Location Map



[ApexCommercialGroup.com](http://ApexCommercialGroup.com)