



2901 S. Gettysburg Avenue

Dayton, Ohio 45439

LEASE RATE: \$5.75 PSF NNN



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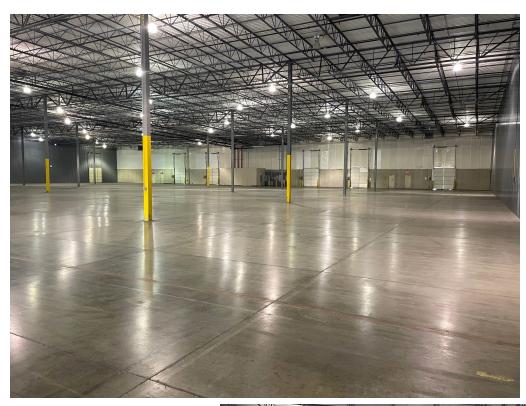
Property Highlights

- 50,400± SF Available
- 8,400± SF Bays
- 24' Minimum clear ceiling height
- 40' x 210' with 40' x 40' Column spacing
- 5 Dock high doors
- 120' Minimum truck court
- Site cast tilt-up, Con-Steel Technology
- 6' 3,500 PSI Concrete floor, leveled with laser technology
- Single ply membrane ballasted roof over 2" rigid insulation
- 277/480 volt 3 phase electrical service
- Automatic wet fire protection system designed for moderate hazard

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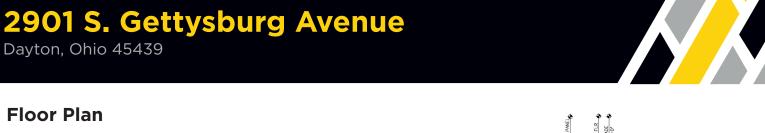
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Photo





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(<u>1</u>) 9 (F)-(5)-4 LEASED (E)-(E)-(<u>-</u>) (J) (<u>-</u>)-<u>-</u> 9-9 2901 SOUTH GETTYSBURG PLAN VIEW 50,400± SF VACANT (b) 6 (b)-(30) (00) @_ 6 = 6 9 9 (D) (I)-(D)-4 4 4 LEASED (m) \bigcirc \bigcirc (u)-(J) (u)-<u>-</u> ♦ FINISH FLR (A) B PLAN VIEW

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