

**2901 S. Gettysburg Avenue**

Dayton, Ohio 45439

LEASE RATE:
\$5.75 PSF NNN

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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Photo



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Floor Plan

