



Accelerating success.

Industrial space for sale & lease.

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Colliers | Dayton

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10.48+/-
ACRES

DETAILS

SQUARE FEET

High Bay: 57,800 SF

Upper Level: 135,315 SF

Lower Level: 139,701 SF

Total: 332,816 SF

SPRINKLER

Wet System

LIGHTING

Florescent lighting first floor and Upper Level

POWER

1 switchgear with 4 each, 400 amps buckets and 4 each 100-amp buckets. Total of 2000 amp.

Including:

- 1 step down transformer. 277v for the production lights.
- 2 step down transformer 240v
- 4 small 110v transformer for the production offices and lab
- 1 step down transformer 110v front offices

ZONED

I-2 Heavy Industrial

HIGH BAY

DOCKS	6
DRIVE-IN DOORS	4
COLUMN SPACING	50x50
CAPACITY SCALE	25,000 LB
CRANES	Four (4) 10-Ton Cranes 24' Under Hook
CLEAR HEIGHT	28'

UPPER LEVEL

DOCKS	5 platform short truck docks & 5 truck docks
COLUMN SPACING	25x25
CLEAR HEIGHT	14'
OTHER	4,224 SF Office Space

LOWER LEVEL

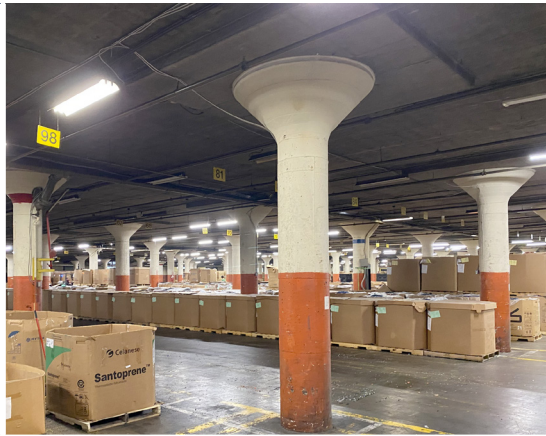
DOCKS	10
DRIVE-IN DOORS	1
COLUMN SPACING	25x25
CAPACITY SCALE	5,000 LB
CLEAR HEIGHT	14'
OTHER	900 SF Office Space & Two (2) Rest Rooms

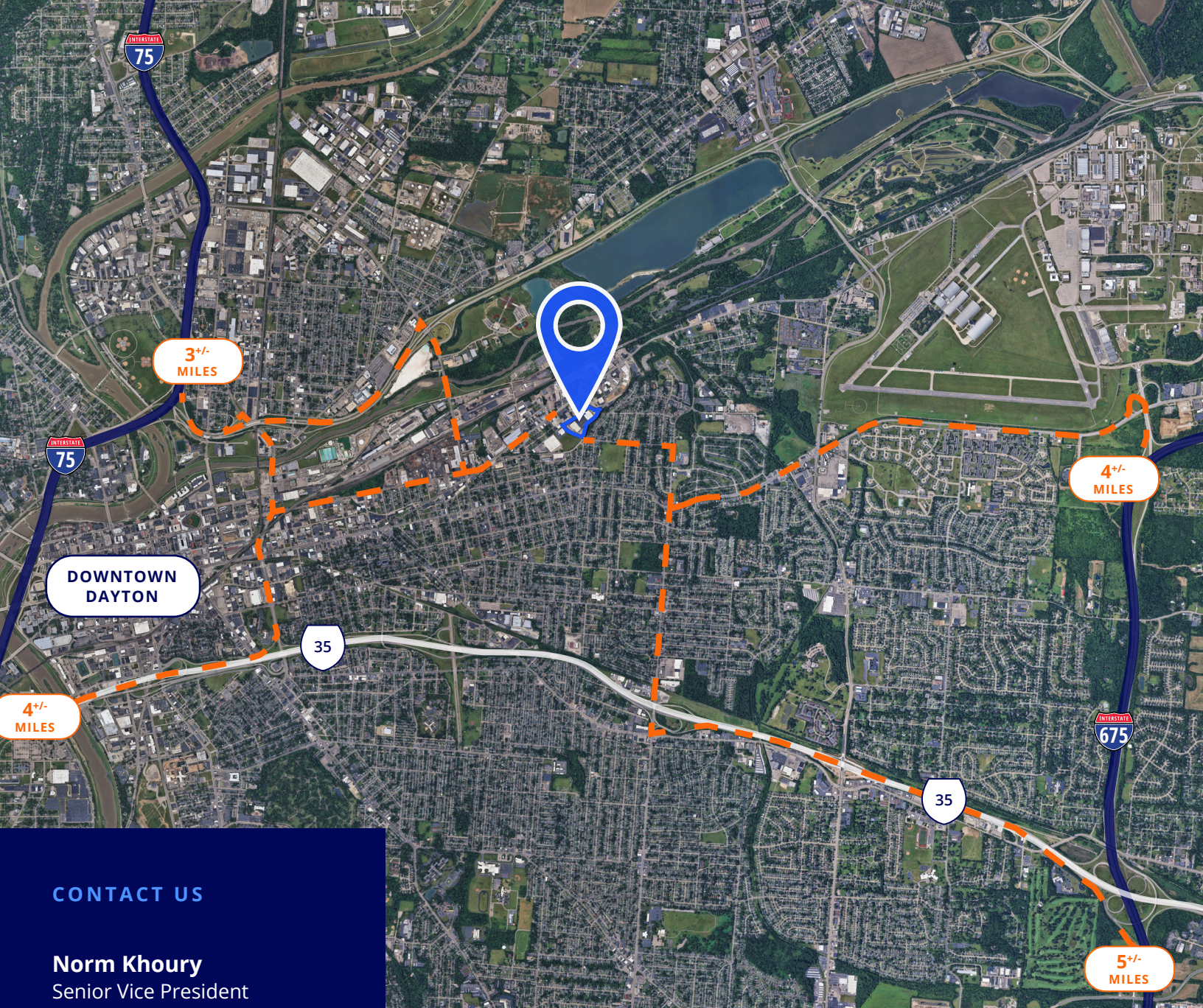


SALE PRICE:
\$3,250,000

HIGH BAY LEASE RATE
\$4.25/SF

REMAINING SPACE
\$3.50/SF





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DISTANCE TO



Cincinnati, OH 57.7 miles via I-75 S
Columbus, OH 67.8 miles via I-70 E
Indianapolis, IN 118 miles via I-70 W



DAY Int'l Airport 12.6 miles via I-75 N
CVG Int'l Airport 69.5 miles via I-75 S
COL Int'l Airport 73.7 miles via I-70 E

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