



**Distribution and Dispatch Center**  
6892 Salem Ave  
Clayton, OH 45315

Consulting

Appraisal

Investment

Retail

Office

Industrial

**Full Service Real Estate Company**



### **Property Features**

- ~14,933 total sf
- Divisible lease options
- 40-80 Truck Spaces Available
- Three Docks
- Truck Wash Bay Available
- Warehouse Clear height 18'-20'
- Nearly brand new condition
- 6.12 Acres
- Close to I-70

**Ben Redick**  
Bruns Realty Group

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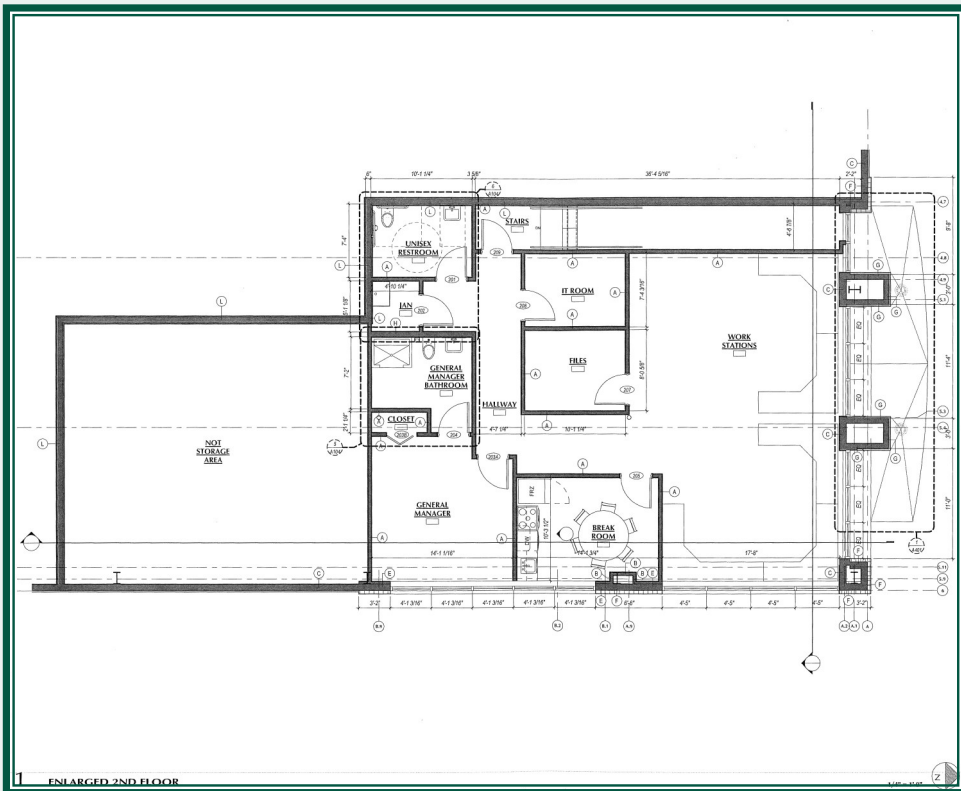
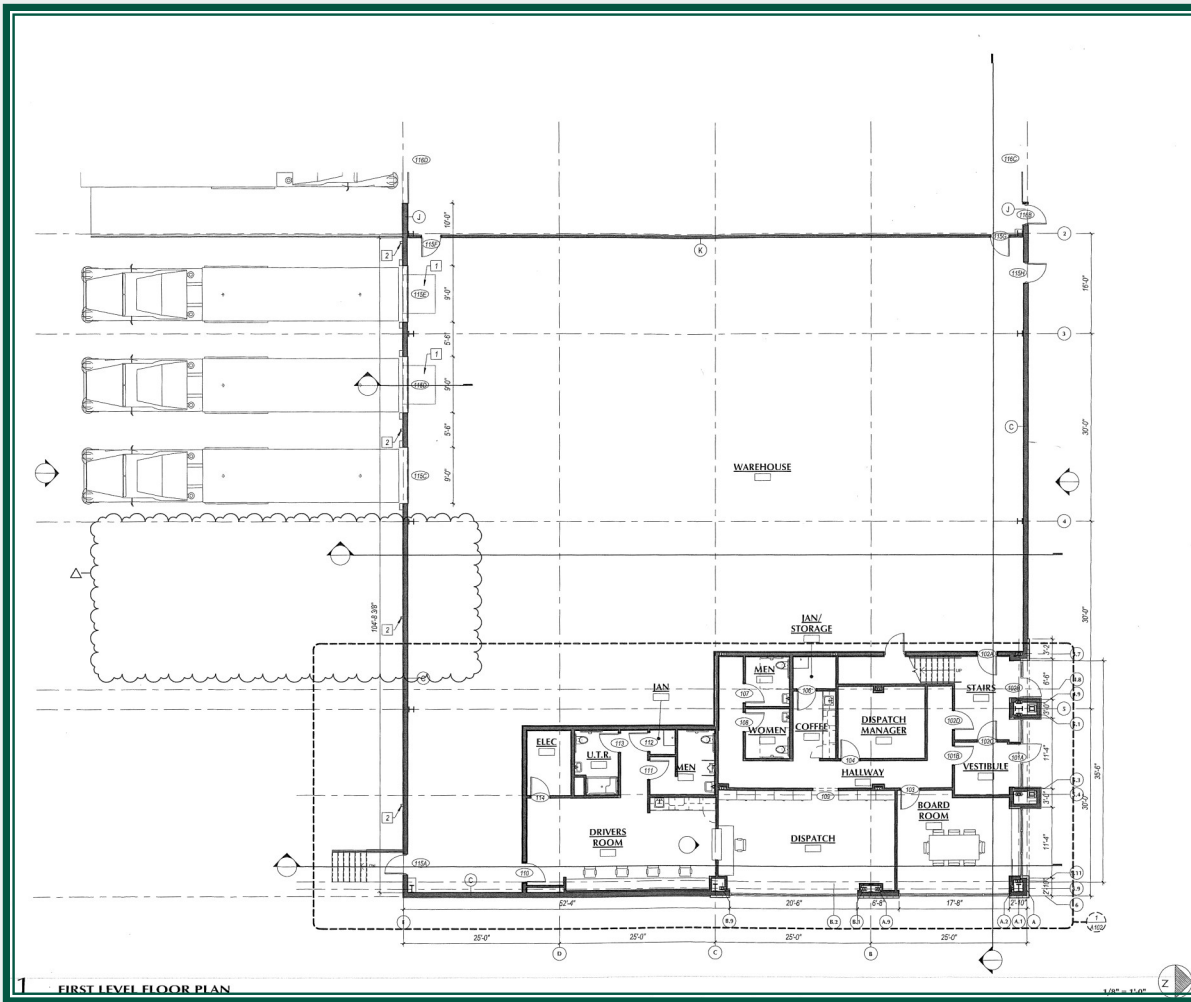
*All information regarding subject property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omission, change of condition, prior sale, lease, financing or withdrawal from the market without notice.*



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Typical First Floor

Note: Truck Wash Bay not shown



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Second Floor Office Space. Able to be independently accessed from first floor office.



### Site Features:

- ~1 Mile from I70
- 80 total truck parking spaces
- 6.12 acre site
- Zoned CMI-  
(Commercial, Manufacturing & Industrial)



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