

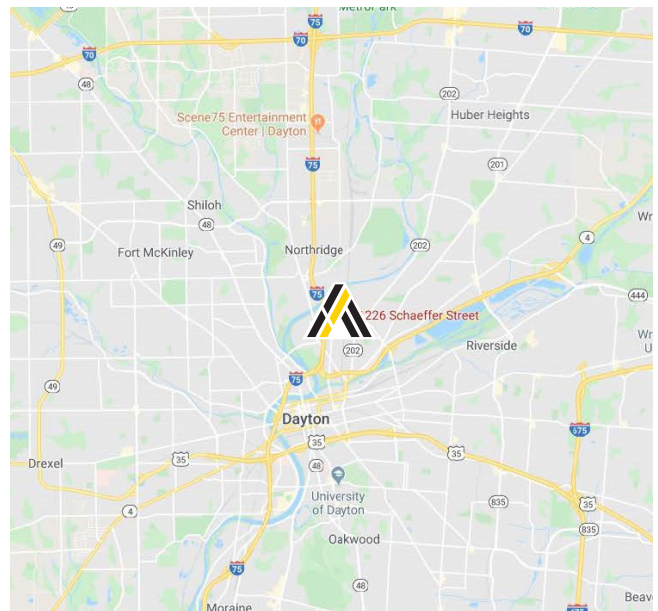


1226 Schaeffer Street

Dayton, Ohio 45404

Property Highlights

- 63,878± SF Available warehouse space divisible to 20,000± SF minimum
- On 2.65± acres
- 16' - 21' Ceiling height
- 5 Docks
- 3 Drive-in doors
- T-5 Fluorescent lighting
- 3,400 Amp 208v - 3 Phase electric
- Wet sprinkler
- Gas forced air and infrared heat
- Concrete block / tilt-up construction
- Conveniently located less than 1 mile from I-75
- Located on bus line



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Dayton, Ohio 45404

Building Specifications

Location:	1226 Schaeffer Street, Dayton, Ohio 45404
Total SF:	93,878± SF
Available:	63,878± SF
Year Built:	1954 - 1991
Zoning:	I-2 - General Industrial
Column Spacing:	Varies throughout (50' x 45' / 50' x 24')
Dock Doors:	1 Recessed loading pit, 3 (14' x 16') doors 3 Docks, 2 Exterior docks
Drive-In Doors:	1 (16' x 16') and 2 (14' x 14')
Clear Height:	16' - 21'
Floor:	6" Reinforced concrete
Lighting:	T-5 Fluorescent
Construction:	Concrete block / concrete tilt-up
Power:	3,400 amp 208v - 3 phase
Heat:	Gas forced air and infrared heat

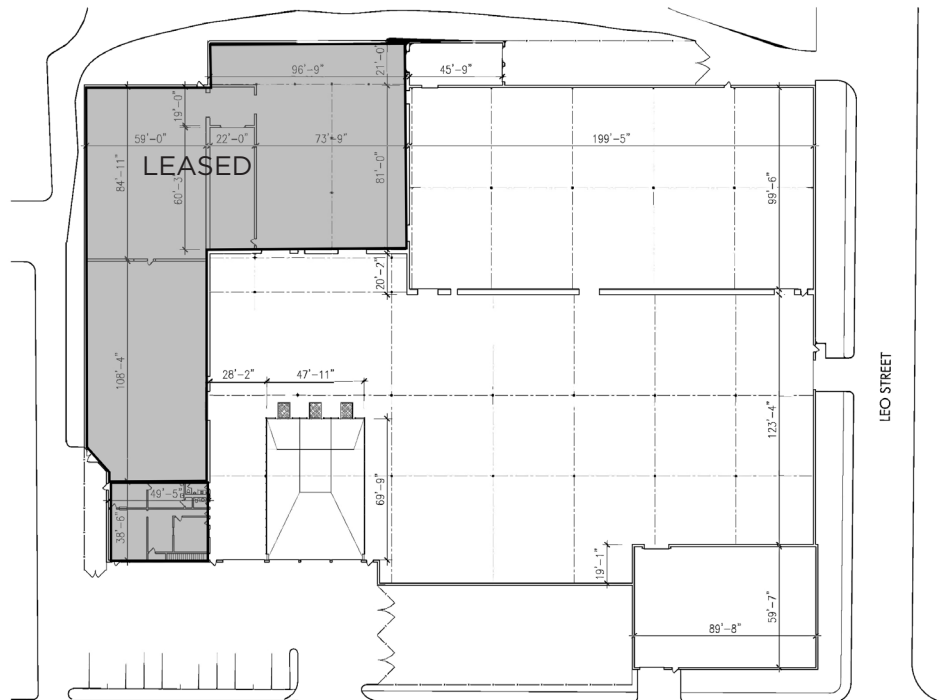
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Aerial



Floor Plan



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