

139,829 SF FOR SALE

5870 Poe Ave
DAYTON, OH

\$5,500,000

5,460 SF

134,369 SF



TOM FAIRHURST

tom.fairhurst@jll.com
+1 513 502 8436

MARK VOLKMAN

mark.volkman@jll.com
+1 513 226 2076



5870 POE AVE

BUILDING SPECS

MAIN BUILDING (SQ. FT.)

134,369

SMALL BUILDING (SQ. FT.)

5,460

TOTAL ACRES

11.48

YEAR BUILT

1973

CEILING HEIGHT

Main Building - 18'

Small Building - 18'

POWER

Main Building
3Ph/480V & 240V with Bus

Small Building
3Ph/480V/400A

DOCKS

Main Building - 6

Small Building - 0

MAIN BUILDING OFFICE SPACE (SQ. FT.)

40,000 (2 stories)

SMALL BUILDING OFFICE SPACE (SQ. FT.)

+/- 1,000

DRIVE INS

Main Building - 4

Small Building - 1

COLUMNS

Main Building - 40' x 40'

Small Building - None

SPRINKLERS

Wet

CRANES

Main Building

- 1 ton (37)
- 5 ton (9)
- 10 ton (3)
- 15 ton (3)

Small Building

- 15 ton

ZONING

OSI-2

Permits manufacturing and assembly operations, warehousing and distribution facilities, research and development centers, wholesale trade establishments, truck terminals and freight handling, limited retail sales accessory to permitted uses, and office facilities supporting industrial operations.

- ✓ WAREHOUSING
- ✓ DISTRIBUTION
- ✓ MANUFACTURING
- ✓ BUILDING MATERIAL SALES
- ✓ MANY OTHER USES

DAYTON INTERNATIONAL AIRPORT - 7 MILES



2.3 MILES TO I-70



LITTLE YORK RD

N DIXIE DR

N DIXIE DR

POE AVE

WEBSTER ST

WYSE RD

0.9 MILE TO I-75



STOP 8 RD

N DIXIE DR

POE AVE

SITE

TAYLORSVILLE RD





15870 POE AVE

5870 POE AVE

PARCEL OUTLINE



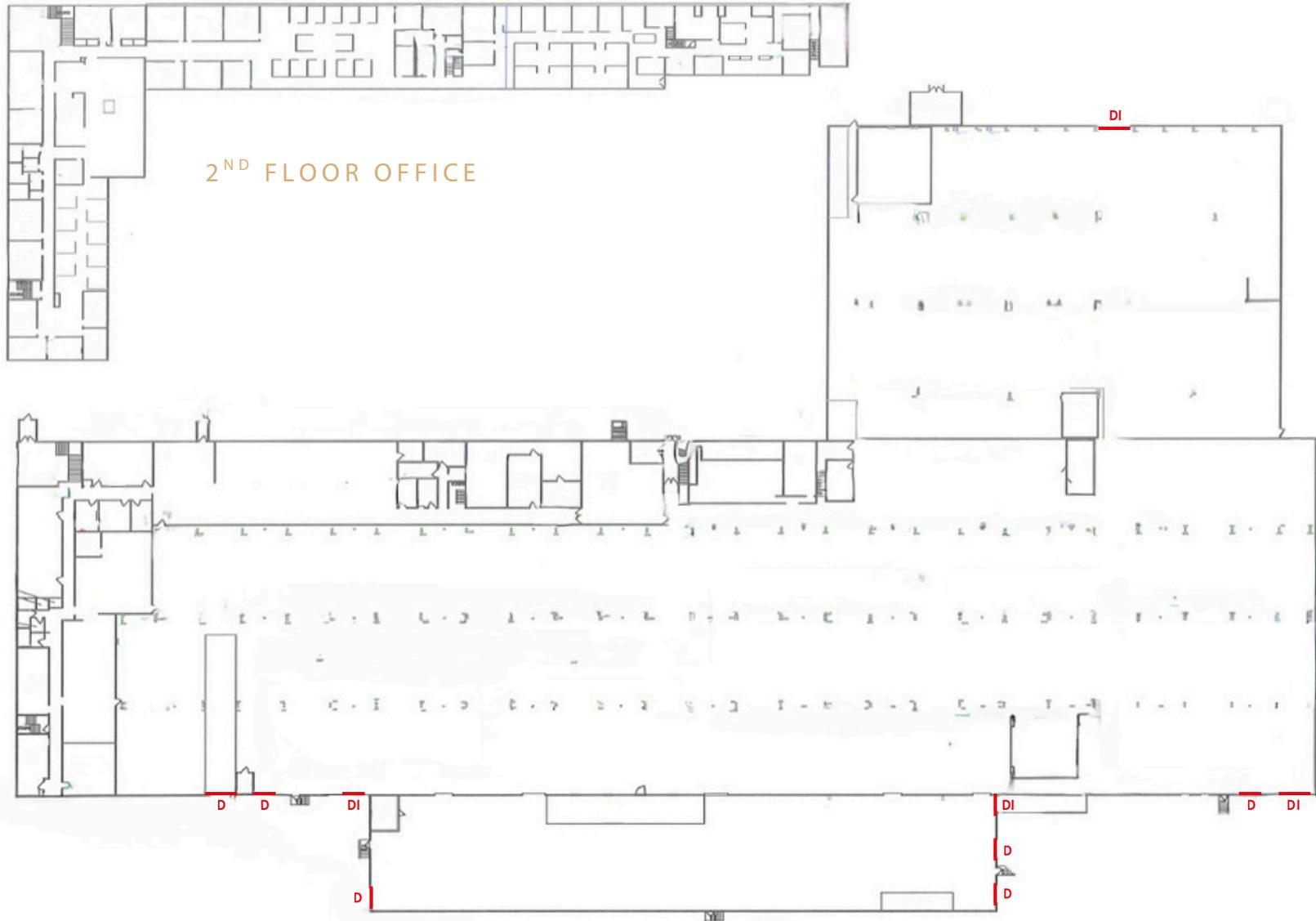
5870 POE AVE



SITE

5870 POE AVE

SPACE PLAN



CONTACT US

TOM FAIRHURST

tom.fairhurst@jll.com
+1 513 502 8436

MARK VOLKMAN

mark.volkman@jll.com
+1 513 226 2076



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©20XX Jones Lang LaSalle IP, Inc. All rights reserved.