



Colliers

I-70 West Ohio Gateway

301 Lau Parkway, Englewood, OH

For Lease
78,274 SF available

CONTACT US

Norm Khoury CCIM SIOR
Senior Vice President
+1 513 562 2271
norm.khoury@colliers.com

Todd Cochran
Vice President
+1 937 723 2913
todd.cochran@colliers.com

Andrew Mullen
Associate
+1 937 723 2909
andrew.mullen@colliers.com

Property Highlights

Building SF	249,955 SF
Available SF	78,274 SF
Office SF	±1,600 SF
Lot Size	19.41 AC
Parcel ID#	M57-00906-0008
Year Built	2023
County	Montgomery County
OPEX	\$0.64/SF
Car Parking	65 spaces (50 future)
Trailer Parking	7 spaces (22 future)
Tax Abatement	100% tax abatement for 15 years

Building Details

Docks	8 (9' x 10')
Drive-ins	1 (12' x 14')
Clear Height	32'
Column Spacing	60' x 50'
Standard Bay Size	260' x 60'
Power	3-phase, 277/480V
Fire Protection	ESFR Sprinkler System



Property Photos





I-70 West Ohio Gateway
 301 Lau Pky, Englewood, OH

CONTACT US

Norm Khoury CCIM SIOR
 Senior Vice President
 +1 513 562 2271
 norm.khoury@colliers.com

Todd Cochran
 Vice President
 +1 937 723 2913
 todd.cochran@colliers.com

Andrew Mullen
 Associate
 +1 937 723 2909
 andrew.mullen@colliers.com



Colliers | Dayton
 15 McDonough Street Floor 4
 Dayton, OH 45402
 +1 937 449 0997

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.