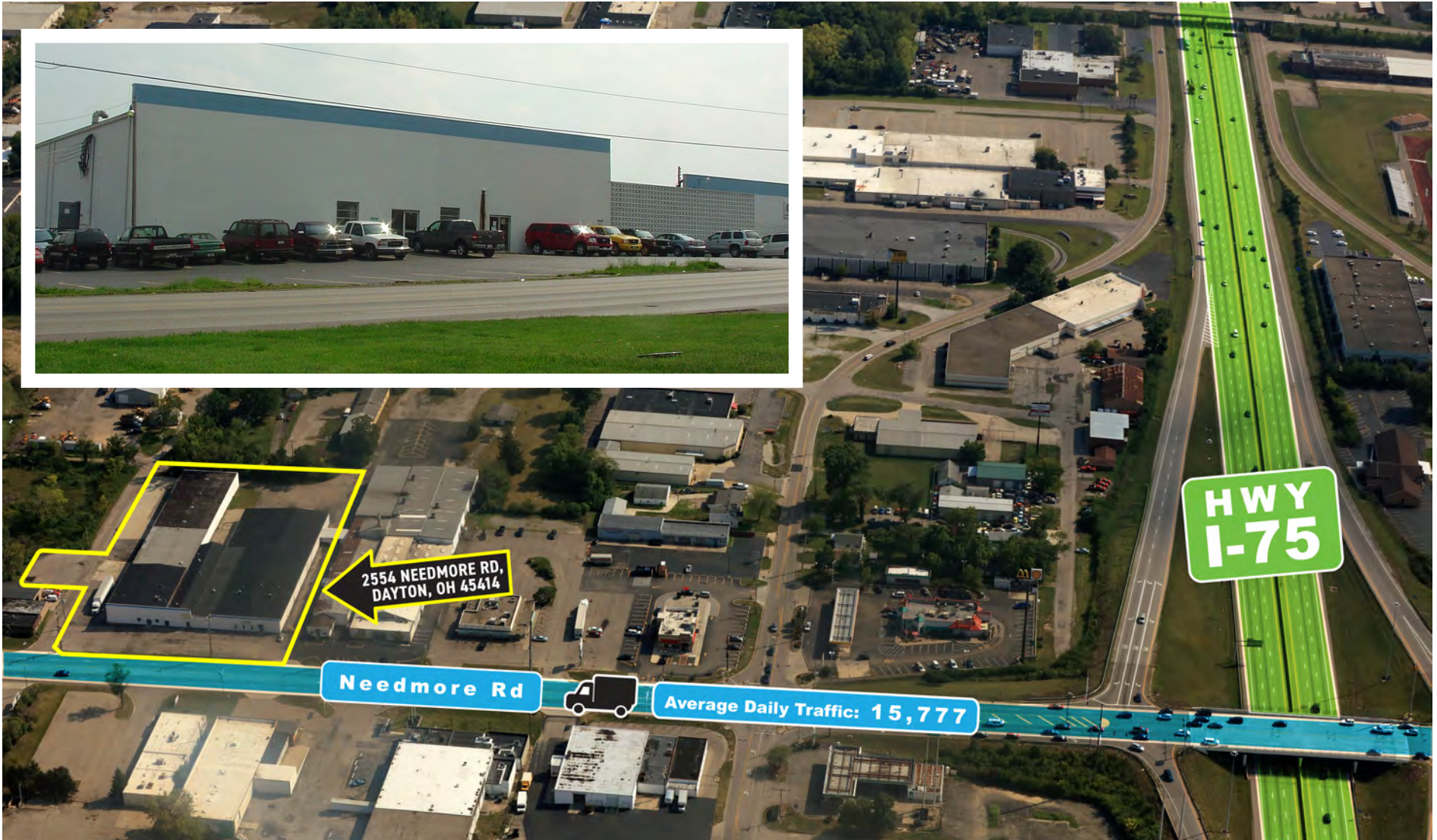


# Office & Warehouse/Manufacturing Space FOR LEASE

2554 Needmore Rd, Dayton, OH 45414

Jacobsma & Associates  
Real Estate Investments & Exchanges



## CONTACT INFO

Karen Jacobsma  
info@jacobsma.com  
(805) 239-3090  
License #: 00786977

Jacobsma & Associates  
rex@jacobsma.com  
(805) 239-3090  
License #: 02057378

# Office & Warehouse/Manufacturing Space **FOR LEASE**

2554 Needmore Rd, Dayton, OH 45414

Jacobsma & Associates  
Real Estate Investments & Exchanges

## Property Details

2554 Needmore Road offers great accessibility with its location off of I-75. This high traffic area along Needmore road is easily accessible with plenty of parking. Office space is move-in ready! Both the office and warehouse space are available with plenty of options to set up and grow your business.

## Price:

- **700 SF Office:** **\$700/mo - \$850/mo**
- **4,200 SF Office:** **\$2,800/mo - \$3,000/mo**
- **6,500 SF Warehouse:** **\$3,000/mo - \$3,200/mo**
- **20,045 SF Warehouse/Office:** **\$TBD/mo - \$**
- Low rental rates are featured with a possibility of FREE RENT \*For Qualifying Tenants.
- Location is a high traffic area that is great for new business.
- Ample parking is featured with expansion opportunities depending on use.
- Power is 1,200 amp, 3-Phase with 480/240/120 volts.
- Fully sprinklered throughout building.

## Rental Rates

700 SF Office:	\$700- \$850/mo
4,200 SF Office:	\$2,800-\$3,000/mo
6,500 SF Warehouse:	\$3,000-\$3,200/mo
20,045 SF Warehouse:	\$TBD

**Min. Divisible:** 700 SF

**Zoning:** Light Industrial

**Type:** Office/Warehouse/Manufacturing

**Rentable Building Area:** 54,636 SF

**Year Built:** 1965

**Office Remodeled:** 2006

**Power:** 1200 amps,3 Phase 480/240/120V





# Office & Warehouse/Manufacturing Space FOR LEASE

2554 Needmore Rd, Dayton, OH 45414

Jacobsma & Associates  
Real Estate Investments & Exchanges

## Listing Spaces

### Office Space

#### Space Available:

- 700 SF Office
- 4,200 SF Office
- 4,900 If Leased Together:

Lease Term: 3 - 7 Years

This office space is move-in ready! There are several large open spaces that are great for a flexible set up. Take advantage of the breakroom/conference room as well as a number of individual offices. This office space also has private restrooms. Located in a high traffic area on busy Needmore Rd, there's plenty of parking for employees & customers! Courtesy to Brokers. Call to set up an appointment to see the space today!

### Warehouse/Manufacturing Space

#### Space Available:

- 6,500 sq. ft.
- 20,045 sq. ft. (also has office space)

Lease Term: 3 - 7 Years

This industrial space is perfect for your distribution, manufacturing and warehouse needs. Offers clear span space and can be built to suit your needs. Smaller 6,500 sf space includes one dock door and grade level roll-up door. Larger 20,045 sf space has 4 dock doors, separate drive in door, and office space. Electricity includes 1200 amps with 3 phase 480/240/120 volt service. Utilities consist of electric, gas, water, sewer, telephone, and fiber optic (DSL). Needmore Road is situated in a high traffic area which can be great for business. Please contact broker for details on free rent for qualifying tenants, as well as additional office and warehouse space that is available. Tours are welcome. For more information, call (805) 239-3090 or Toll Free at (877) 739-2526



2554 Needmore Road, Dayton, OH 45414  
Suites and Net Rentable Square Footage





# Office & Warehouse/Manufacturing Space FOR LEASE

2554 Needmore Rd, Dayton, OH 45414

**Jacobsma & Associates**  
Real Estate Investments & Exchanges

## Property Photos



## CONTACT INFO

**Karen Jacobsma**  
info@jacobsma.com  
(805) 239-3090  
License #: 00786977

**Jacobsma & Associates**  
rex@jacobsma.com  
(805) 239-3090  
License #: 02057378