

UNDER NEW OWNERSHIP

815 S. Brown School Road

Vandalia, Ohio 45377

LEASE RATE:
\$6.95 PSF NNN

Property Highlights

- 40,462± SF total
- 5,013± SF Office
- 35,449± SF Warehouse/Production space
- 17' Clear height
- Three (3) Dock doors 8' x 10'
- One (1) Drive-in door 14' x 14'
- 50' x 40' Column spacing
- 3,200 amps, 120/240 volt three phase power
- Wet sprinkler system
- Excess land
- Current renovations underway which include:
 - Fully renovated office space, restrooms and breakroom
 - LED lights throughout
 - Polished concrete floors
 - Interior & exterior paint
 - New warehouse heaters
 - New landscaping
- Located approximately 1 mile to I-75 and 3 miles to I-70



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Principal

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Photos

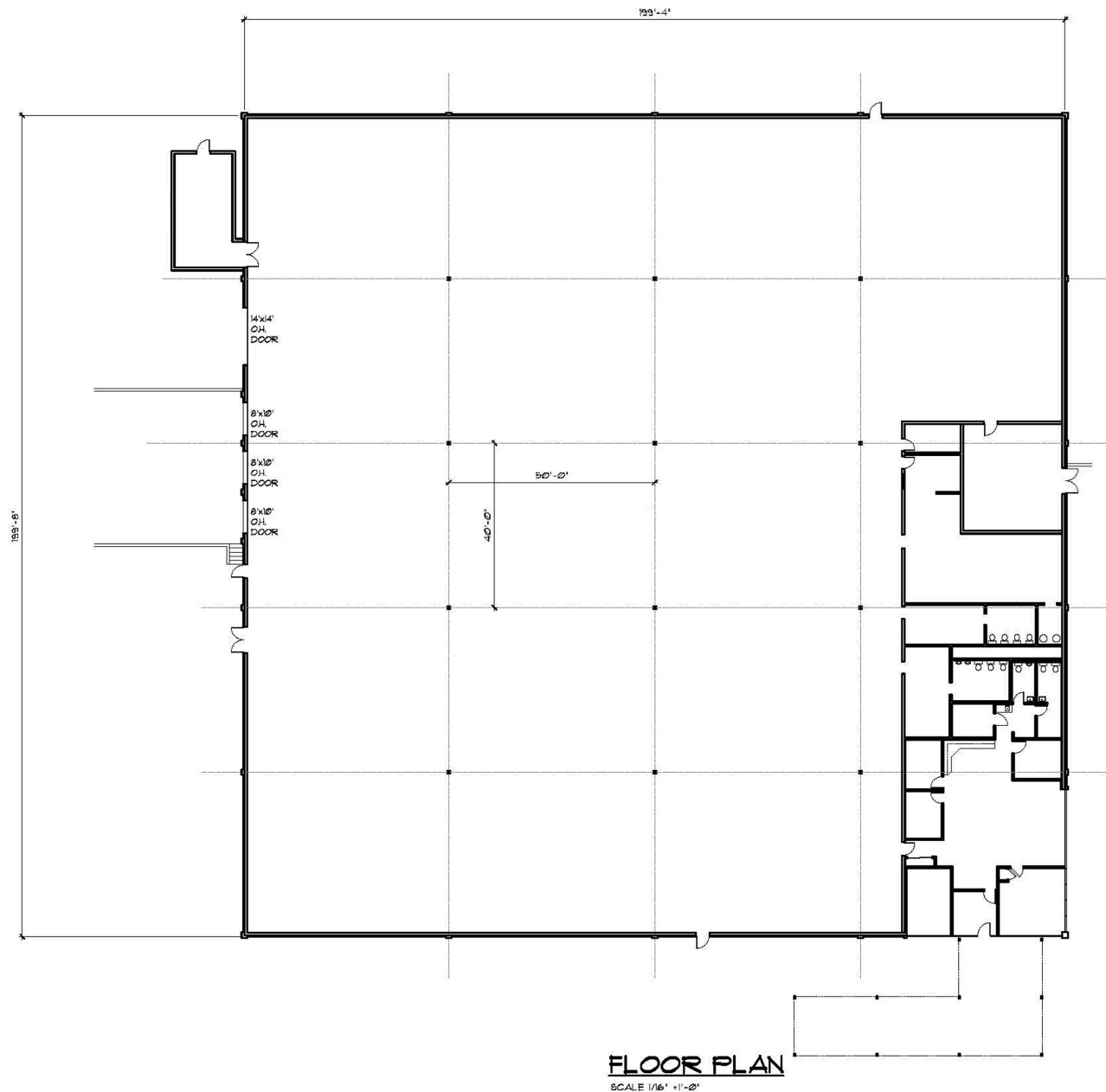


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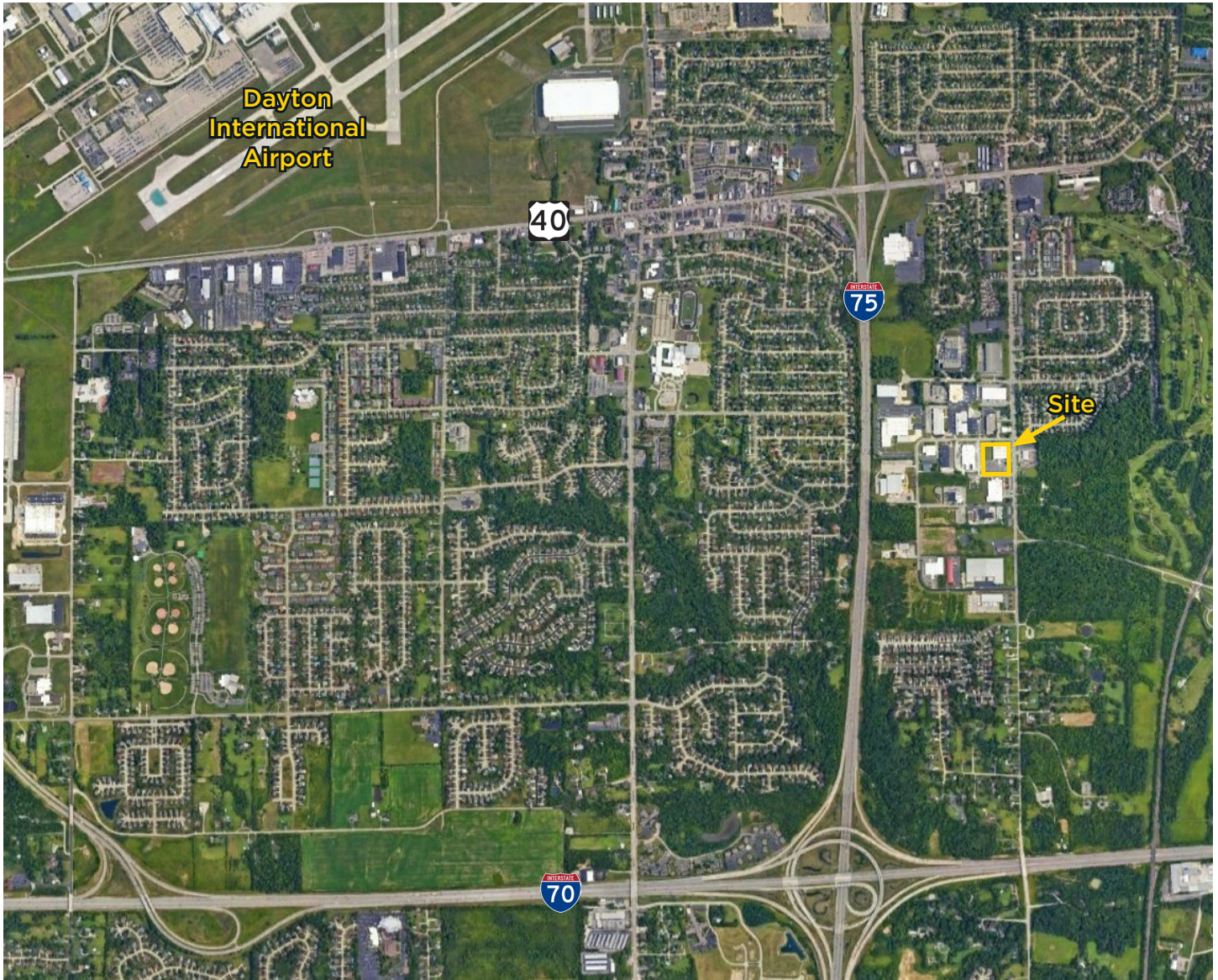
Floor Plan



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Aerial



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