

FOR SALE



2875 & 2915 Needmore Road

Dayton, Ohio 45414

Property Highlights

Asking Price	\$20,500,000
Total Square Footage	474,112 SF
Total Acreage	24.52 Acres
Zoning	City of Dayton I-2, General Industrial
Highway Distance	Approximately 0.7 miles to I-75
Real Estate Taxes (2024)	\$0.62/SF



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Property Summary



[Click here for interior photos of the space](#)

2875 Needmore Road

Property Type	Industrial
Total SF	317,088 SF
Warehouse SF	301,965 SF
Office SF	15,123 SF
Site Size	15.69 AC
Year Built/Reno.	1976/2003 & 2015
Zoning	I-2, General Industrial
Clear Height	19'6"-26'
Dock Doors	27 Total 20 docks (10' x 10') 7 docks (8' x 10')
Drive-in Doors	2 Total 1 drive-in (14' x 14') 1 drive-in (10' x 10')
Construction	Masonry/Steel
Parking	Adequate
Roof	Metal & EPDM
Power	2,500 amp; 480 volt; 3-phase
Lighting	Combination of T8 & LED
Heat	Gas
Sprinkler	Wet
Highway Distance	Less than 0.7 miles to I-75

Property Summary



2915 Needmore Road

Property Type	Industrial
Total SF	157,024 SF
Warehouse SF	154,024 SF
Office SF	3,000 SF
Site Size	8.83 AC
Year Built/Reno.	2003
Zoning	I-2, General Industrial
Clear Height	21'-24'
Dock Doors	24
Drive-in Doors	1 (10' x 12')
Construction	Masonry
Parking	Adequate
Roof	Metal
Power	800 amp; 480 volt; 3-phase
Lighting	Fluorescent with motion sensors
Heat	Gas-fired Cambridge units
Sprinkler	Wet
Highway Distance	Less than 0.7 miles to I-75



[Click here for interior photos of the space](#)

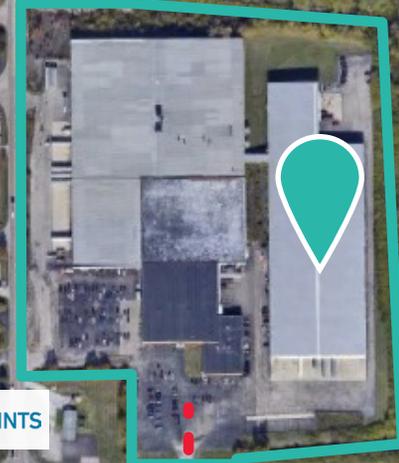
Property Photos



Property Photos



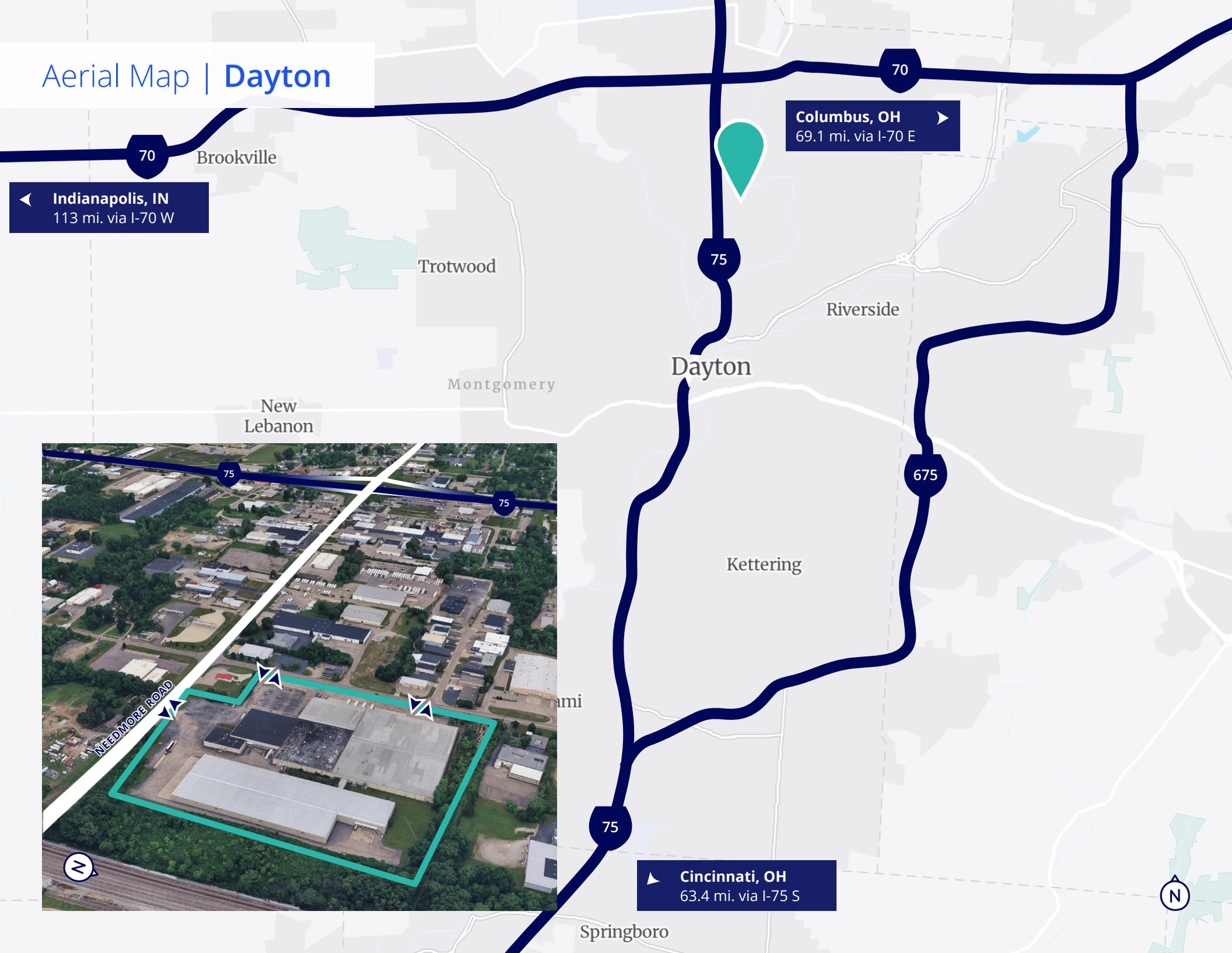
Aerial Map | Local



NEEDMORE RD



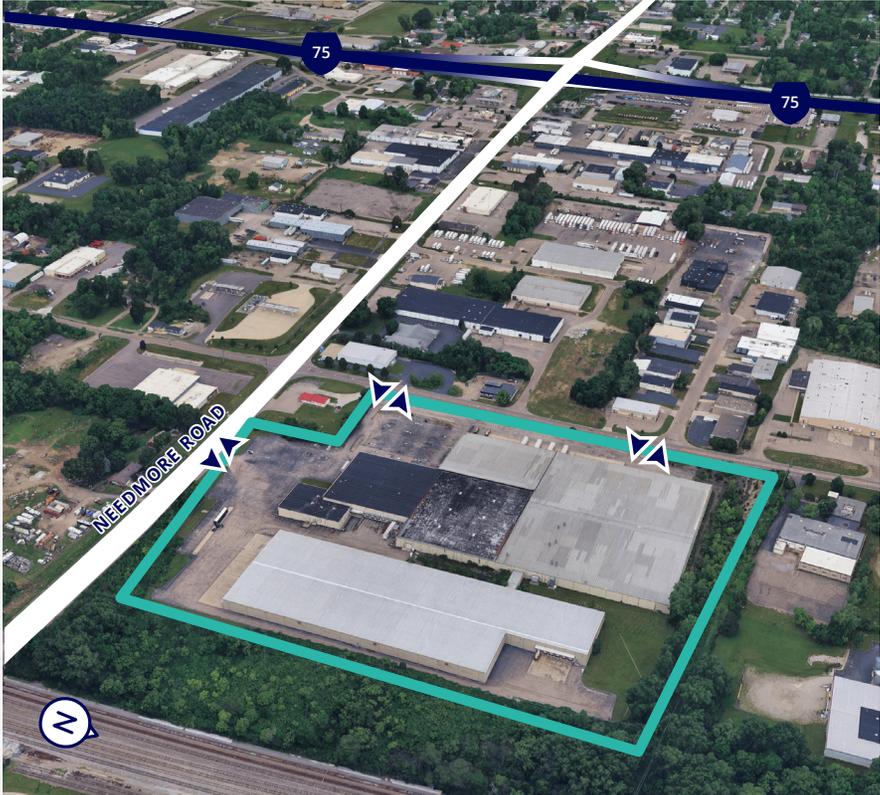
Aerial Map | Dayton



Indianapolis, IN
113 mi. via I-70 W

Columbus, OH
69.1 mi. via I-70 E

Cincinnati, OH
63.4 mi. via I-75 S



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Accelerating success.

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Manufacturing Powerhouse: Leading Industrial
Dayton's role in the manufacturing industry & the makers movement.

Dayton's **2,439** manufacturing companies
earn **\$36.6** billion in annual sales.

Dayton's manufacturing industries make it a formidable player in the national Makers Movement. Cutting-edge technologies and products are born in Dayton's labs, workshops, and businesses, with innovators pushing boundaries at state-of-the-art facilities like Sinclair Community College's National UAS Training and Certification Center.

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