

875 Center Dr. Vandalia, OH

FOR LEASE

96,093 SF

LOCATION HIGHLIGHTS:

- I-75: 1 mile
- I-70: 3.1 miles
- Dayton International Airport: 3.8 miles
- 8.2 Acres
- Zoning: Industrial

SPACE FEATURES

+/- 96,093 SF

- Office SF: ± 10,424 (1st FL: 8,170 SF & 2nd FL: 2,254 SF [not included in total SF])
- Warehouse/Manufacturing SF: 87,923



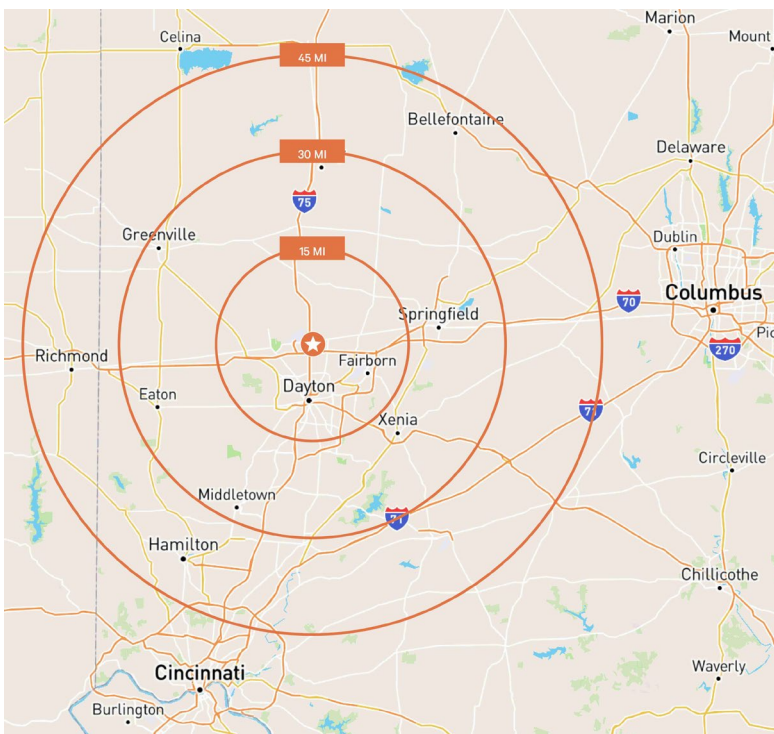
FEATURES

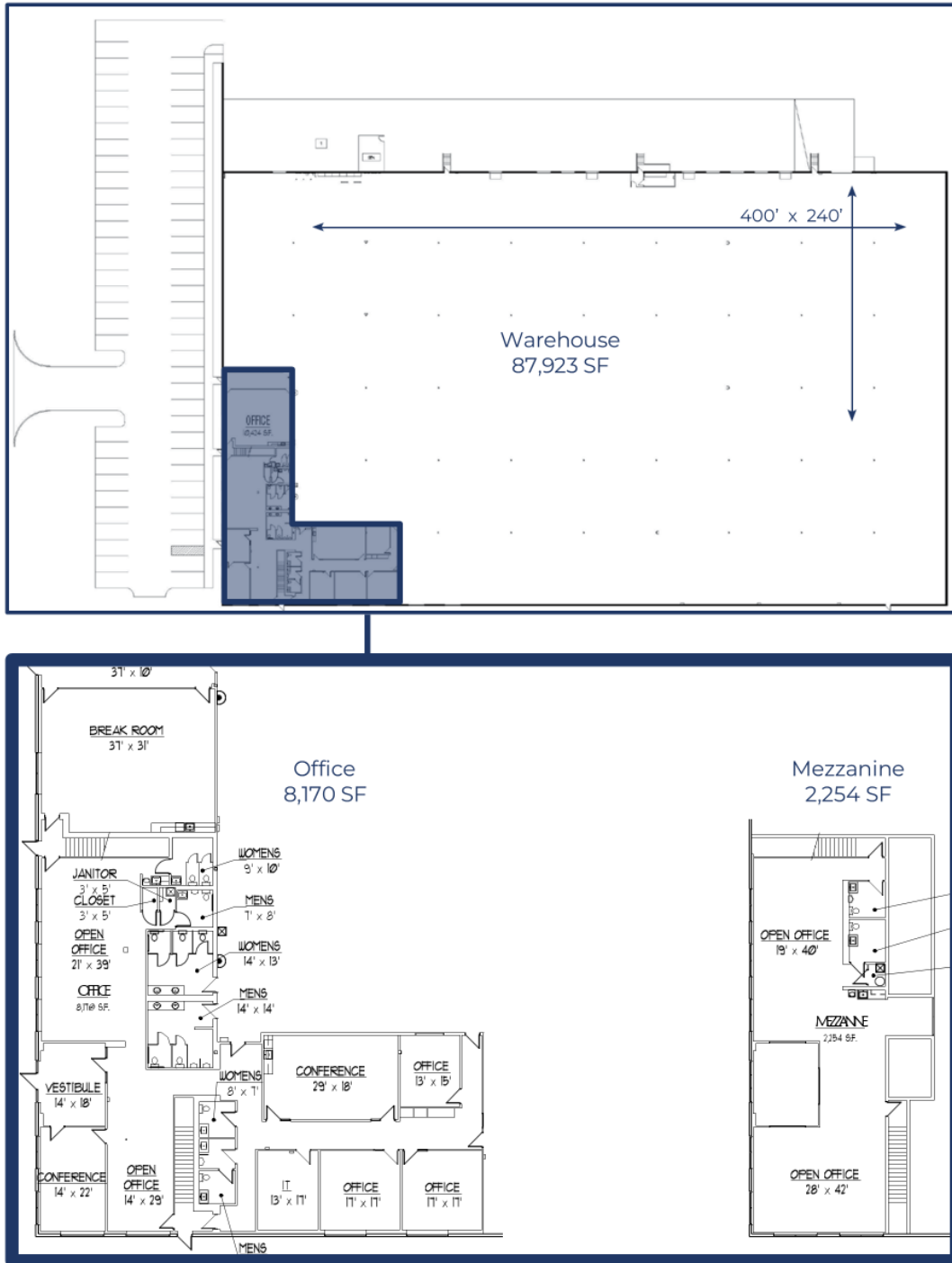
- Improvements Underway
- Clear Height: 21'
- Column Spacing: 40' X 40'
- Dock Doors: 9 (Expandable to 14)
- Drive-In Doors: 1
- Truck Court Depth: 114'
- Car Parking: +/- 62 (expandable)
- Power: 4,000 Amps, 480/277 volt



CONSTRUCTION

- Exterior Walls: Concrete Tilt
- Roof: EPDM
- Fire Protection: ESFR
- Lighting: LED
- Year Built: 1987, renovated in 2026





IMPROVEMENTS UNDERWAY

- All new warehouse LED lighting
- New rack style unit heaters in warehouse
- All new dock doors and seals
- Four new levelers (6'x8', 35,000# capacity)
- New exterior paint
- Mill and pave planned for all asphalt
- New paint in warehouse including columns
- New paint and vinyl base throughout office area





LOCATION FEATURES

- Minutes from I-75, I-70 and Dayton International Airport.
- Within a one-day drive time to over 60% of the U.S. population.
- Close to several major metropolitan areas and industrial sites.

DISTANCE IN MILES

• 1	I-75
• 3.1	I-70
• 3.8	Dayton International Airport
• 10.5	Dayton, OH
• 13.8	I-675
• 64.1	Cincinnati, OH
• 68.7	Columbus, OH
• 75.9	CVG/Prime Air/DHL Global Super Hub
• 111	Indianapolis, IN
• 145	Lexington, KY
• 162	Louisville, KY
• 200	Detroit, MI
• 211	Cleveland, OH
• 254	Pittsburgh, PA
• 292	Chicago, IL



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