

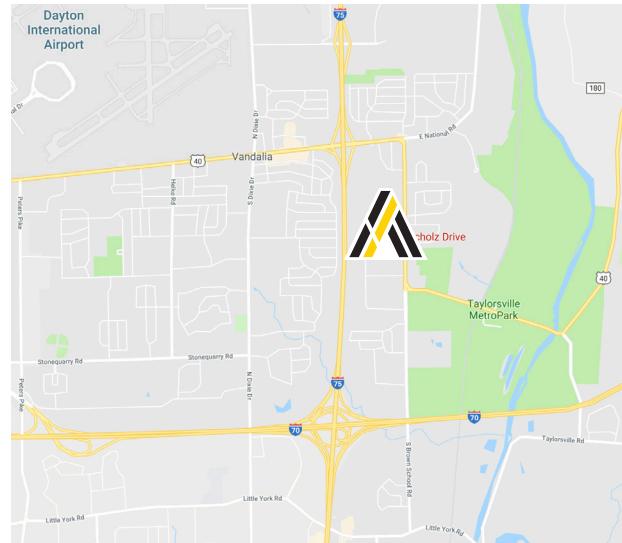


800 Scholz Drive

Vandalia, Ohio 45377

Property Highlights

- 22,538± SF Total Manufacturing/Warehouse
- 1.577± Acres
- 3,870± SF Office
- Brick and Block construction
- Rubber roof
- Built in 1967
- 13' Clear ceiling height
- Three docks
- One drive-in door (12' x 12')
- 1200 Amp 240 volt 3 phase electric
- Wet sprinkler
- T-8 Fluorescent lighting
- Gas heat
- City of Vandalia sewer
- Montgomery County water
- Conveniently located less than 1 mile from I-75 and 2 miles from I-70



Dave Tobeson, SIOR

Senior Vice President

937.469.8251

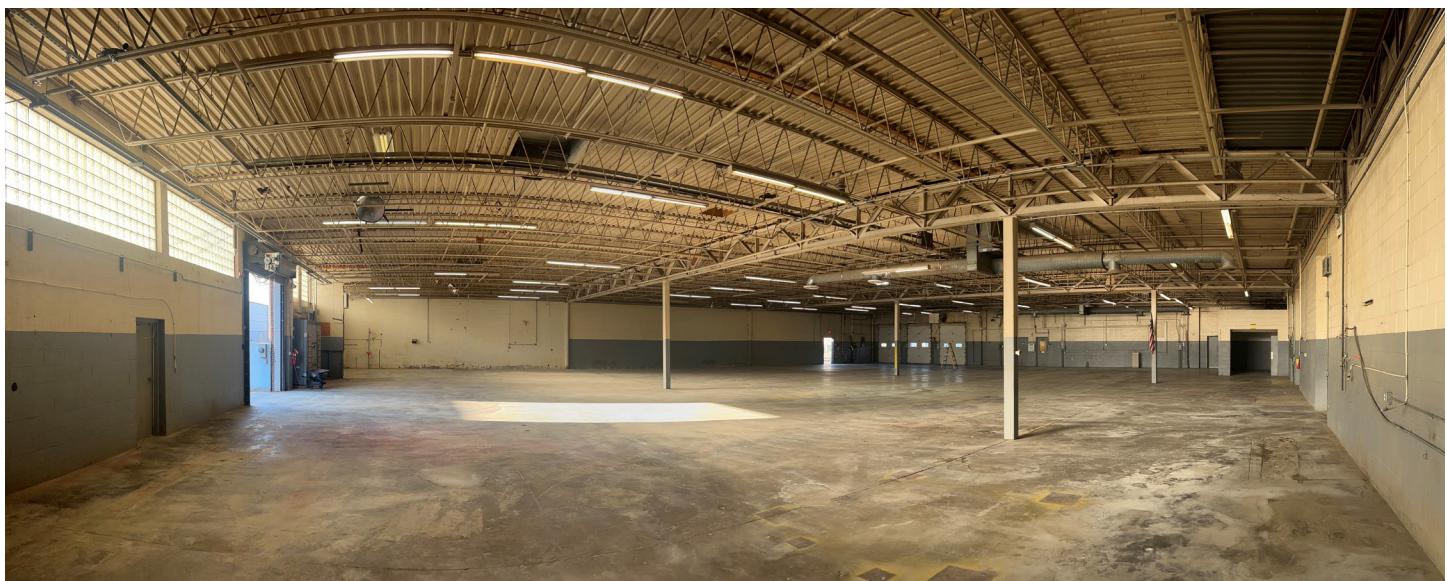
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Photos

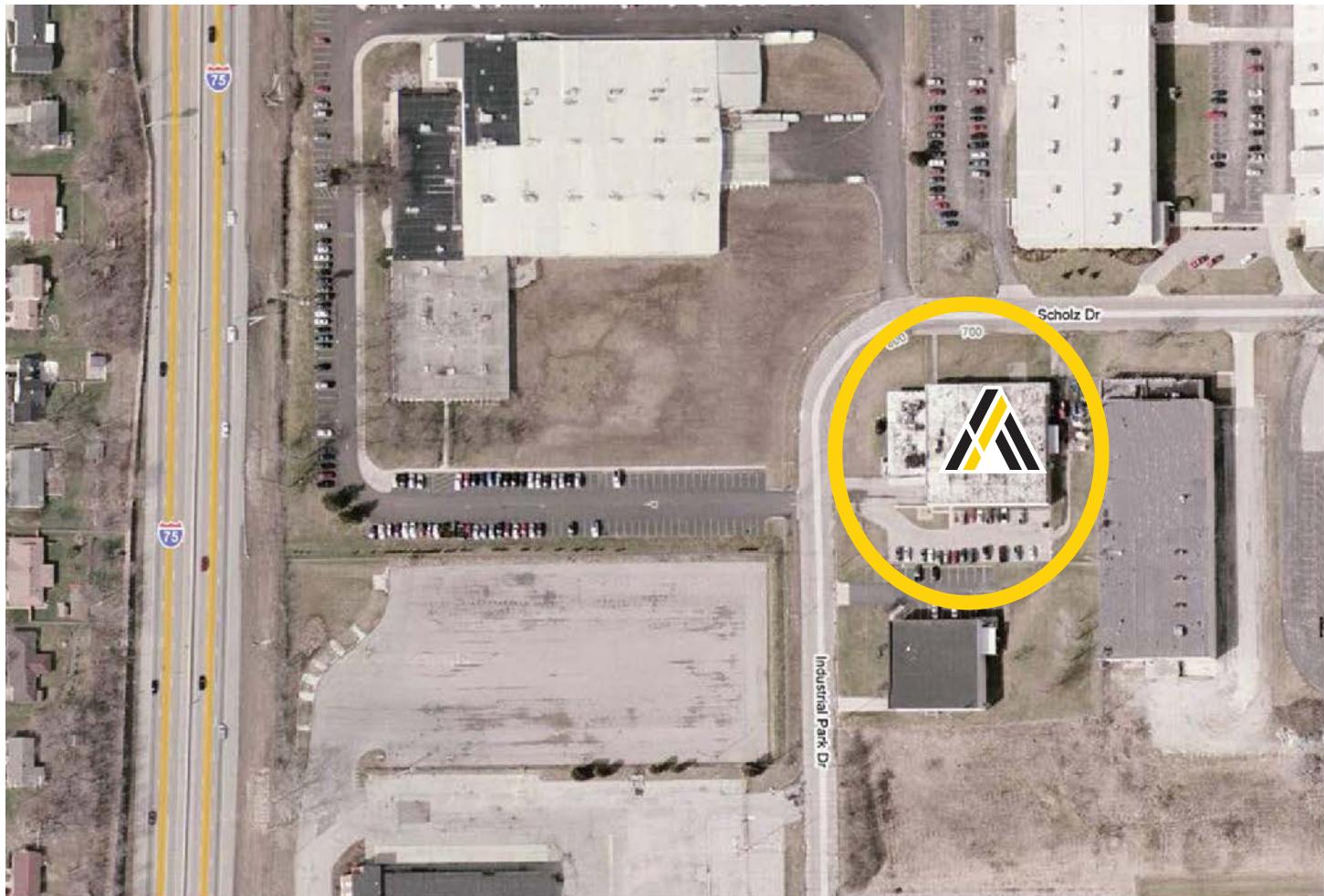


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Aerial and Location Map



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