

FOR LEASE Manufacturing/Warehouse



301 Gaddis Boulevard

Dayton, Ohio 45403

Property Highlights

- 132,000± SF Total SF (127,000± Main Building)
- Up to 30,000± SF available
- Access to common docks
- Clear ceiling height 16.5'±
- New roof 2019
- Potential outside storage available
- Heavy power available
- Dayton International Airport is located 14.6 miles
 northwest via I-75/I-70

LEASE RATE: \$3.95 PSF NNN





Wade Elliott, SIOR Vice President 937.469.8270 Wade.Elliott@ApexCommercialGroup.com



Alex Nikolai Senior Associate 937.222.7884 Alex.Nikolai@ApexCommercialGroup.com

ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

Apex Commercial Group Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.