



Warehouse For Lease

3211-B Dryden Rd Dayton, Ohio 45439

Property Highlights

- Lease rate: \$5.00 sq. ft. modified gross
- Includes common area maintenance cost
- Tenant pays utilities & trash removal
- 20,928 sq. ft.
- 1,200 sq. ft. office space
- 3 dock doors with levelers
- 14' ceiling height
- Great location near DMax Engines and Fuyao Glass
- 1 mile from full I-75 interchange

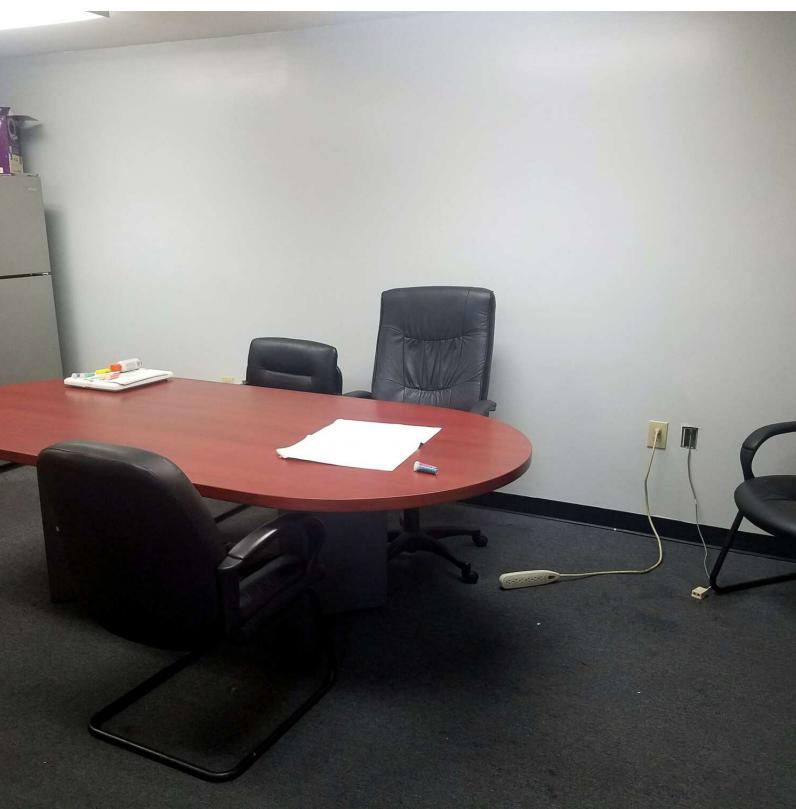


For More Information

David Dickinson

O: 937 294 7777 x711

ddickinson@bergman-group.com | OH #SAL.2001023567

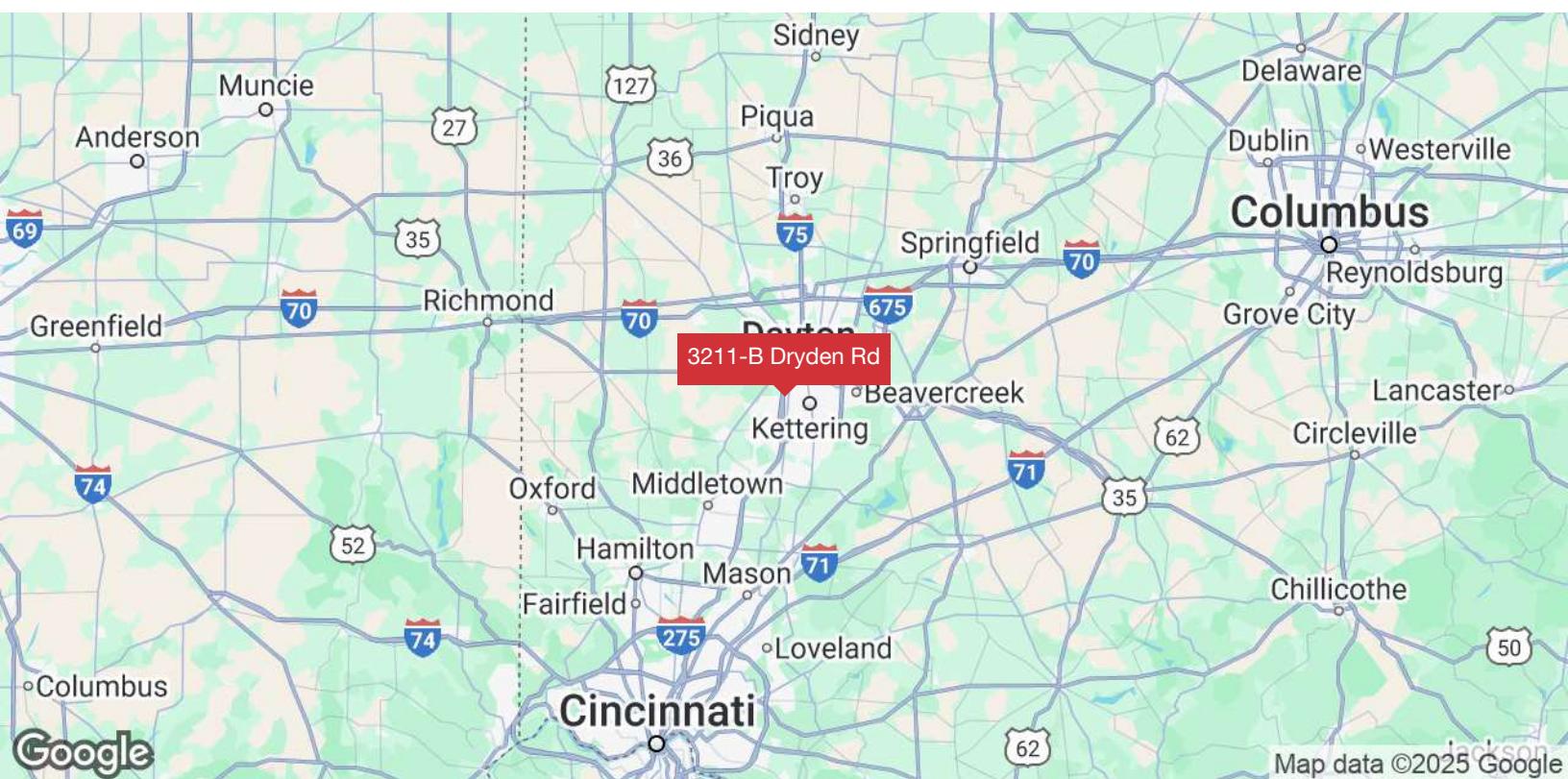
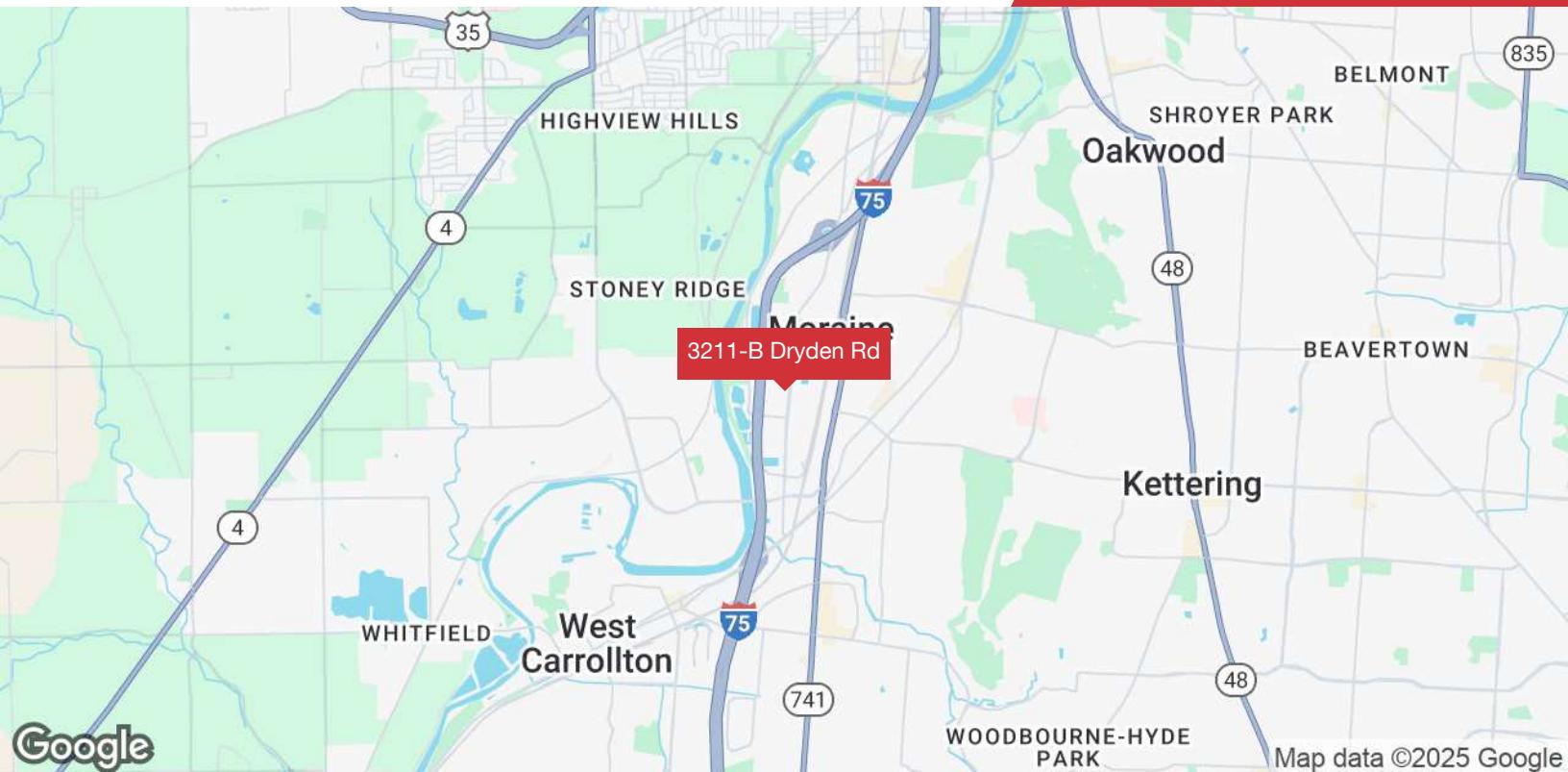


Property Description

3211-B consists of 20,928 sq. ft. of warehouse or light manufacturing space. 1,200 sq. ft. office space and men's and women's lavatories that have been recently renovated. 14' ceiling height, three dock doors with levelers. \$5.00 per sq. ft. includes CAM. Tenant pays electric and gas.

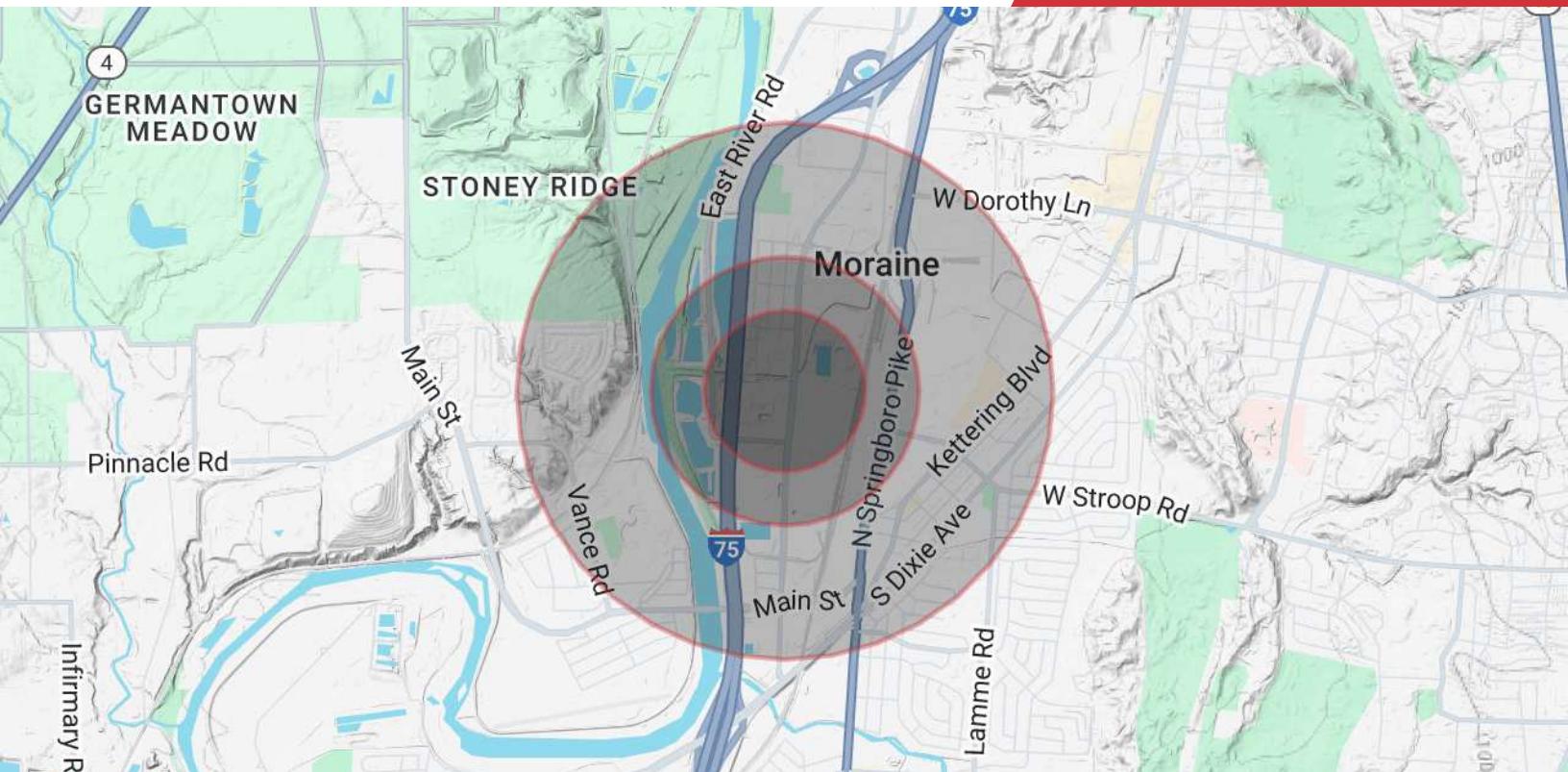
Location Description

3211-B Dryden Rd. is located in Moraine, OH a suburb of Dayton, OH. Moraine is known as a manufacturing and business center for the Dayton region. Fuyao Glass Industrial located the largest glass manufacturing plant in the world in Moraine and just 1 mile away from 3211-B Dryden Rd. Fuyao Glass repurposed the closed GM Moraine Assembly Plant. Right across Dryden Rd. from 3211-B Dryden Rd. is the DMax engine plant a joint venture between General Motors and Isuzu to produce diesel engine for light and heavy duty trucks. This location is in a great spot, near the above mentioned Fuyao plant and DMax, the University of Dayton, the GE Aviation EPIS Center, downtown Dayton and the Miami Valley Medical Center. Wright Patterson Air Force Base and Wright State University are easily accessible. 3211-B. is just 1 mile from a full I-75 interchange. Moraine and the neighboring communities of Kettering, Oakwood, Dayton, Centerville and West Carrollton provide great opportunities for employees and their families.



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

77 W Elmwood Drive, Suite 301
Dayton, OH 45459
937 294 7777 tel
bergmancommercial.com



Dayton, OH

The Dayton Region sits at the intersection of I-70 and I-75, giving it access to one of the most highly traveled intersections in the United States. In fact, the Dayton Region is within 600 miles of 53% of the U.S. population and 60% of workers currently employed in manufacturing industry, providing short commutes to major markets.

Location Details

Market	Dayton
Sub Market	Dayton South
County	Montgomery