

Office & Warehouse/Manufacturing Space FOR LEASE

2554 Needmore Rd, Dayton, OH 45414

Jacobsma & Associates
Real Estate Investments & Exchanges



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Property Details

2554 Needmore Road offers great accessibility with its location off of I-75. This high traffic area along Needmore road is easily accessible with plenty of parking. Office space is move-in ready! Both the office and warehouse space are available with plenty of options to set up and grow your business.

Price:

700 SF Office:	\$600/mo	LEASED
4,200 SF Office:	\$3,600/mo	LEASED
6,500 SF Warehouse:	\$3,350/mo	AVAILABLE
20,879 SF Warehouse:	\$10,787/mo	AVAILABLE

- Located on a high traffic street (15,777 average daily traffic)
- Ample parking available
- Heavy Power: 1,200 amp, 3-Phase with 480/240/120 volts.
- Fully sprinklered throughout building.

Rental Rate

- ~~700 SF Office:~~ ~~_____~~ ~~\$600/mo~~
- ~~4,200 SF Office:~~ ~~_____~~ ~~\$3,600/mo~~

- **6,500 SF Warehouse: \$ 3,350/mo**
- **20,879 SF Warehouse: \$10,787/mo**

Zoning: Light Industrial

Type: Office/Warehouse/Manufacturing

Rentable Building Area: 54,624 SF

Year Built: 1965

Office Remodeled: 2006

Heavy Power: 1200 amps,3 Phase
480/240/120V



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Listing Spaces

Office Space

Leased:

700 SF Office ————— \$ 600/mo.
4,200 SF Office ————— \$3,600/mo

Lease Term: 3 - 7 Years

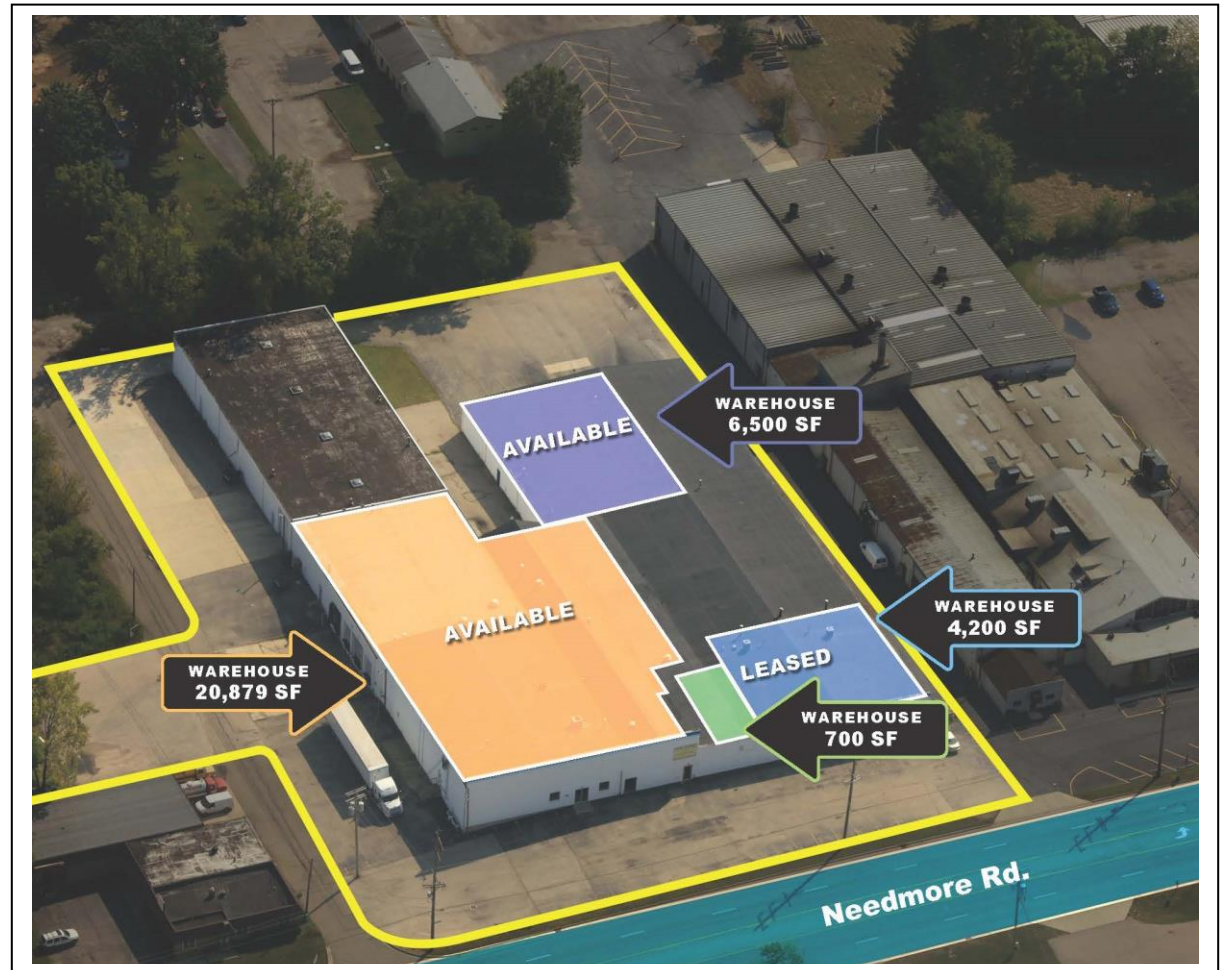
This office space is move-in ready! There are several large open spaces that are great for a flexible set up. Take advantage of the breakroom/conference room as well as a number of individual offices. This office space also has private restrooms. Located in a high traffic area on busy Needmore Rd, there's plenty of parking for employees & customers! Courtesy to Brokers. Call to set up an appointment to see the space today!

Warehouse/Manufacturing Space

Space Available:

6,500 SF Office ————— \$3,350/mo
20,879 SF Office ————— \$10,787/mo

Lease Term: 3 - 7 Years



This industrial space is perfect for your distribution, manufacturing and warehouse needs. Offers clear span space and can be built to suit your needs. Space includes one dock door and grade level roll-up door. Electricity includes 1200 amps with 3 phase 480/240/120 volt service. Utilities consist of electric, gas, water, sewer, telephone, and fiber optic (DSL). Needmore Road is situated in a high traffic area which can be great for business. Please contact broker for details on free rent for qualifying tenants, as well as additional office and warehouse space that is available. Tours are welcome. For more information, call (805) 239-3090 or Toll Free at (877) 739-2526

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Floor Plan



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Property Photos



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