

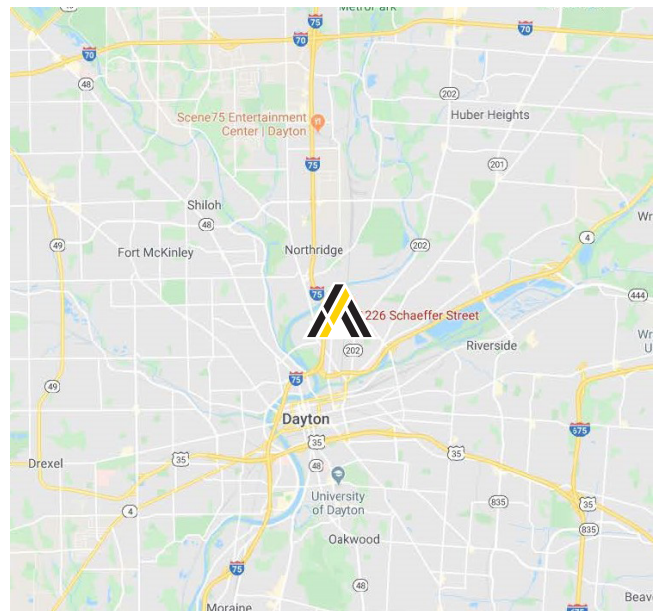


## 1226 Schaeffer Street

Dayton, Ohio 45404

### Property Highlights

- 93,878± SF Available divisible to 20,000± SF minimum
- 92,060± SF Warehouse
- 1,818± SF Office
- On 2.65± acres
- 16' - 21' Ceiling height
- 5 Docks
- 3 Drive-in doors
- T-5 Fluorescent lighting
- 3,400 Amp 208v - 3 Phase electric
- Wet sprinkler
- Gas forced air and infrared heat
- Concrete block / tilt-up construction
- Conveniently located less than 1 mile from I-75
- Located on bus line



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Dayton, Ohio 45404

## Building Specifications

<b>Location:</b>	1226 Schaeffer Street, Dayton, Ohio 45404
<b>Total SF:</b>	93,878± SF
<b>Available:</b>	Mfg: 92,060± SF Office: 1,818± SF
<b>Year Built:</b>	1954 - 1991
<b>Zoning:</b>	I-2 - General Industrial
<b>Column Spacing:</b>	Varies throughout (50' x 45' / 50' x 24')
<b>Dock Doors:</b>	1 Recessed loading pit, 3 (14' x 16') doors 3 Docks, 2 Exterior docks
<b>Drive-In Doors:</b>	1 (16' x 16') and 2 (14' x 14')
<b>Clear Height:</b>	16' - 21'
<b>Floor:</b>	6" Reinforced concrete
<b>Lighting:</b>	T-5 Fluorescent
<b>Construction:</b>	Concrete block / concrete tilt-up
<b>Power:</b>	3,400 amp 208v - 3 phase
<b>Heat:</b>	Gas forced air and infrared heat
<b>Parking:</b>	23 Auto on-site - additional parking available

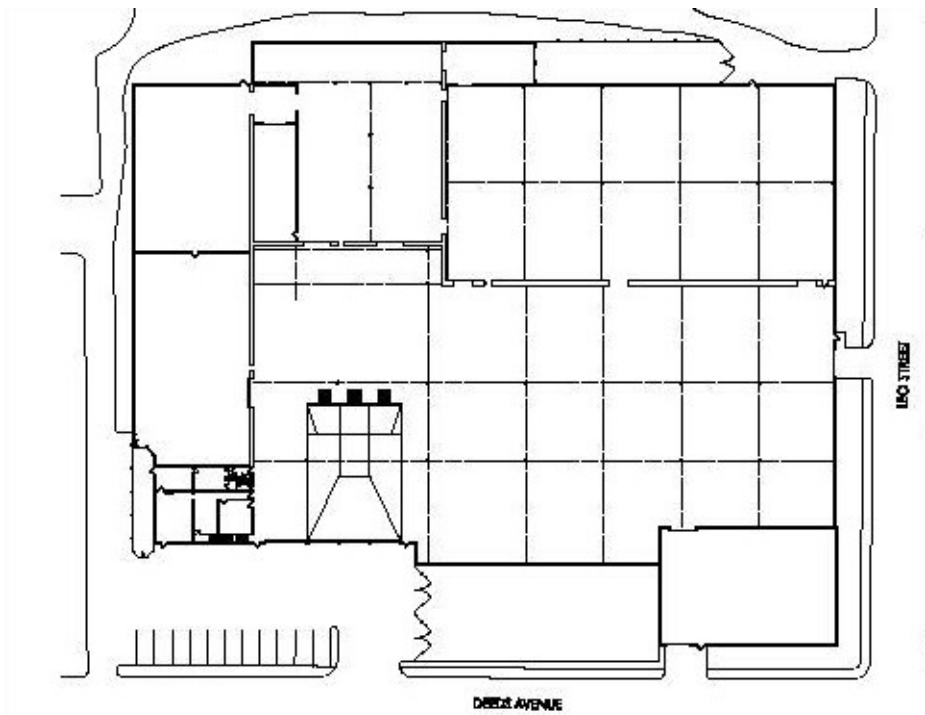
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## Aerial



## Floor Plan



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