

FOR SALE & LEASE



2875 & 2915 Needmore Road

Dayton, Ohio 45414

Property Highlights

Asking Price	\$20,500,000
2875 Needmore 317,088 SF	Asking Lease Rate: \$4.25 NNN
2915 Needmore 157,024 SF	Asking Lease Rate: \$5.25 NNN
Total Square Footage	474,112 SF
Total Acreage	24.52 Acres
Zoning	City of Dayton I-2, General Industrial
Highway Distance	Approximately 0.7 miles to I-75
Real Estate Taxes (2024)	\$0.62/SF



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Property Summary



[Click here for interior
photos of the space](#)

2875 Needmore Road

Property Type	Industrial
Total SF	317,088 SF
Warehouse SF	301,965 SF
Office SF	15,123 SF
Site Size	15.69 AC
Year Built/Reno.	1976/2003 & 2015
Zoning	I-2, General Industrial
Clear Height	19'6"-26'
Dock Doors	27 Total 20 docks (10' x 10') 7 docks (8' x 10')
Drive-in Doors	2 Total 1 drive-in (14' x 14') 1 drive-in (10' x 10')
Construction	Masonry/Steel
Parking	Adequate
Roof	Metal & EPDM
Power	2,500 amp; 480 volt; 3-phase
Lighting	Combination of T8 & LED
Heat	Gas
Sprinkler	Wet
Highway Distance	Less than 0.7 miles to I-75

Property Summary



[Click here for interior
photos of the space](#)

2915 Needmore Road

Property Type	Industrial
Total SF	157,024 SF
Warehouse SF	154,024 SF
Office SF	3,000 SF
Site Size	8.83 AC
Year Built/Reno.	2003
Zoning	I-2, General Industrial
Clear Height	21'-24'
Dock Doors	24
Drive-in Doors	1 (10' x 12')
Construction	Masonry
Parking	Adequate
Roof	Metal
Power	800 amp; 480 volt; 3-phase
Lighting	Fluorescent with motion sensors
Heat	Gas-fired Cambridge units
Sprinkler	Wet
Highway Distance	Less than 0.7 miles to I-75

Property Photos



Property Photos



Aerial Map | Local

INTERSTATE
75

TRAK MACHINE TOOLS
SOUTHWESTERN INDUSTRIES, INC.

ACME SPRING
STEEL SPRINGS, AL 36087

men CASE-GARD

MPC

Cargill

A&B Asphalt
A JENSEN COMPANY

RUSH
TRANSPORTATION & LOGISTICS

SPEEDOKOTE
ASTORIA PRODUCTS

EDIX SUPPLY
INTERNATIONAL

RICHARDS
ELECTRONIC SUPPLY CO., INC.
A Sonaper Company

PPG PAINTS

NEEDMORE RD

YODER
INDUSTRIES, INC.

LOOK
Creative Innovations

GLOBETECH
MANUFACTURING, INC.

ANG
AMERICAN NATURAL GAS

MILLCRAFT

HINKLE

SLEEP OUTFITTERS
ESTABLISHED 1982

Supply Technologies
The efficiency experts.

future metals

INTERSTATE
75

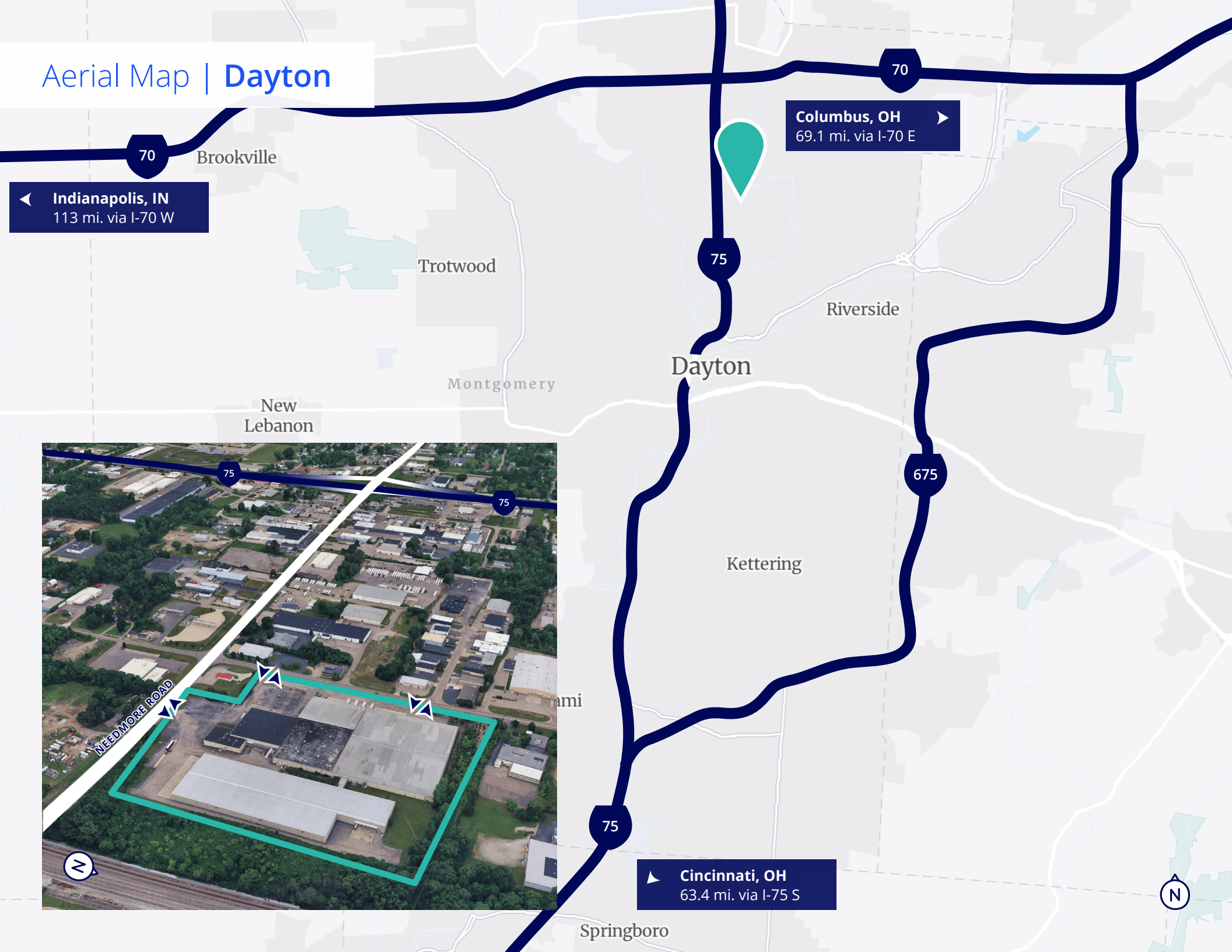
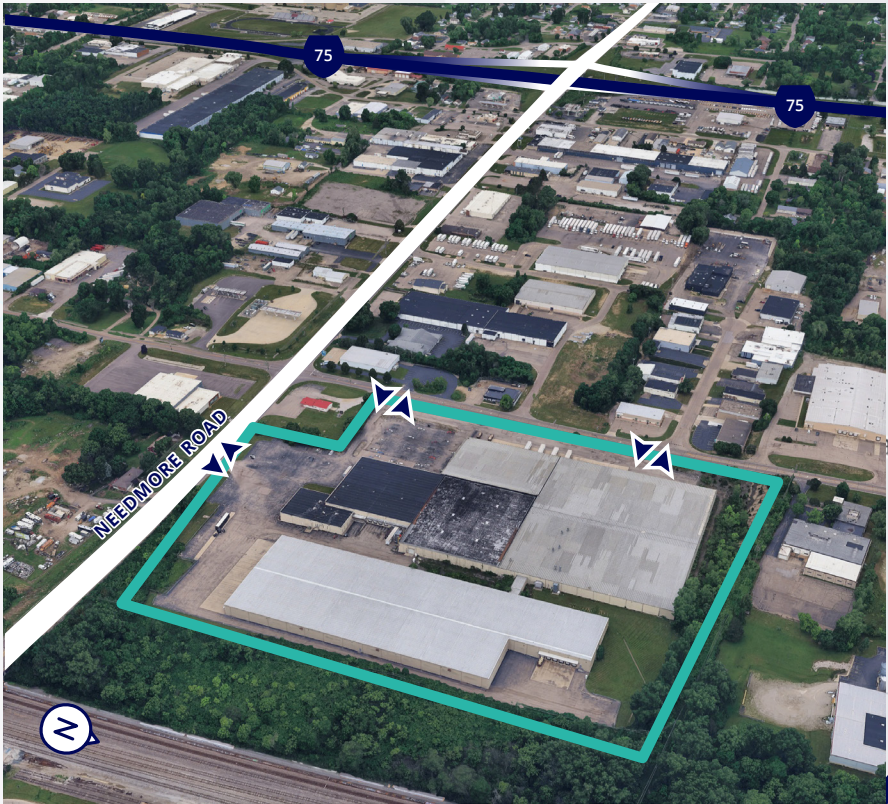


Aerial Map | Dayton

Indianapolis, IN
113 mi. via I-70 W

Columbus, OH
69.1 mi. via I-70 E

Cincinnati, OH
63.4 mi. via I-75 S



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Accelerating success.

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Manufacturing Powerhouse: Leading Industrial
Dayton's role in the manufacturing industry & the makers movement.

Dayton's **2,439** manufacturing companies
earn \$36.6 billion in annual sales.

Dayton's manufacturing industries make it a formidable player in the national Makers Movement. Cutting-edge technologies and products are born in Dayton's labs, workshops, and businesses, with innovators pushing boundaries at state-of-the-art facilities like Sinclair Community College's National UAS Training and Certification Center.

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