

## 2875 & 2915 Needmore Road Dayton, Ohio 45414

### Property Highlights

**Asking Price** \$20,500,000

**2875 Needmore** Asking Lease Rate: \$4.25 NNN  
317,088 SF

**2915 Needmore** Asking Lease Rate: \$5.25 NNN  
157,024 SF

**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



### CONTACT US

**Todd Cochran**

Vice President

+1 937 723 2913

[todd.cochran@colliers.com](mailto:todd.cochran@colliers.com)

**John B. Gartner III**

Executive Vice President

+1 513 562 2207

[john.gartner@colliers.com](mailto:john.gartner@colliers.com)

**Andrew Mullen**

Associate

+1 937 723 2909

[andrew.mullen@colliers.com](mailto:andrew.mullen@colliers.com)

**Andy Lubinski**

Vice Chair

+1 952 221 8067

[andy.lubinski@colliers.com](mailto:andy.lubinski@colliers.com)

**Aaron Whitmore**

Associate Vice President

+1 612 963 1377

[aaron.whitmore@colliers.com](mailto:aaron.whitmore@colliers.com)

# Property Summary



*Click here for interior  
photos of the space*

## 2875 Needmore Road

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

# Property Summary



## 2915 Needmore Road

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



*Click here for interior  
photos of the space*

## Property Photos



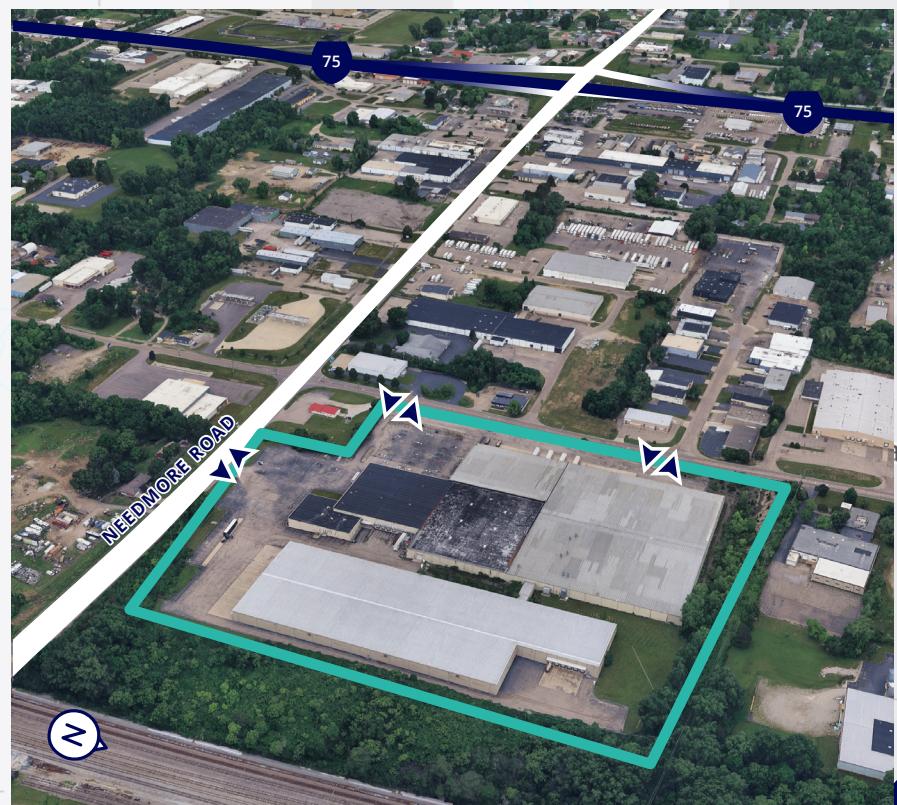
## Property Photos



## Aerial Map | Local



# Aerial Map | Dayton



70

Brookville

◀ Indianapolis, IN  
113 mi. via I-70 W

Trotwood

Montgomery

New Lebanon

75

Columbus, OH  
69.1 mi. via I-70 E

70

75

Dayton

675

Kettering

75

◀ Cincinnati, OH  
63.4 mi. via I-75 S

Springboro

**FOR SALE**

# 2875 & 2915 Needmore Road

Dayton, Ohio 45414

**Colliers | Dayton**

15 Mc Donough Street Floor 4

Dayton, OH 45402

+1 937 449 0997

**Colliers**

Accelerating success.

## CONTACT US

### **Todd Cochran**

Vice President

+1 937 723 2913

[todd.cochran@colliers.com](mailto:todd.cochran@colliers.com)

### **John B. Gartner III**

Executive Vice President

+1 513 562 2207

[john.gartner@colliers.com](mailto:john.gartner@colliers.com)

### **Andrew Mullen**

Associate

+1 937 723 2909

[andrew.mullen@colliers.com](mailto:andrew.mullen@colliers.com)

### **Andy Lubinski**

Vice Chair

+1 952 221 8067

[andy.lubinski@colliers.com](mailto:andy.lubinski@colliers.com)

### **Aaron Whitmore**

Associate Vice President

+1 612 963 1377

[aaron.whitmore@colliers.com](mailto:aaron.whitmore@colliers.com)

## **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.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.