For More Information Contact **Dean Miller** 513.383.8351 dmiller@irgicp.com

Kohl Kirkland 937.489.0135 kkirkland@irgicp.com



TRUCK TERMINAL WITH PAVED TRAILER STORAGE

2800 Old Springfield Road, Dayton, Ohio 45377



Property Details

- Available Space:
- Office:
- Clear Height:
- Columns:
- Docks:
- Drive-in Doors:
- 480/277/3PH Power:

18'

6

31'x 26'

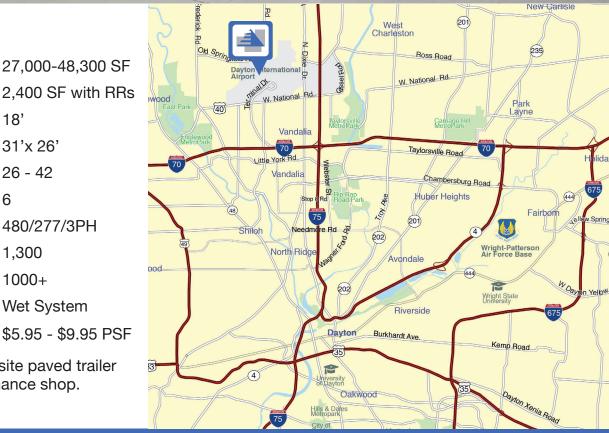
26 - 42

1,300

1000 +

- Car Parking:
- Trailer Parking:
- Sprinklered: Wet System
- Asking Rate: \$5.95 - \$9.95 PSF

Crossdock facility with onsite paved trailer parking and truck maintenance shop.



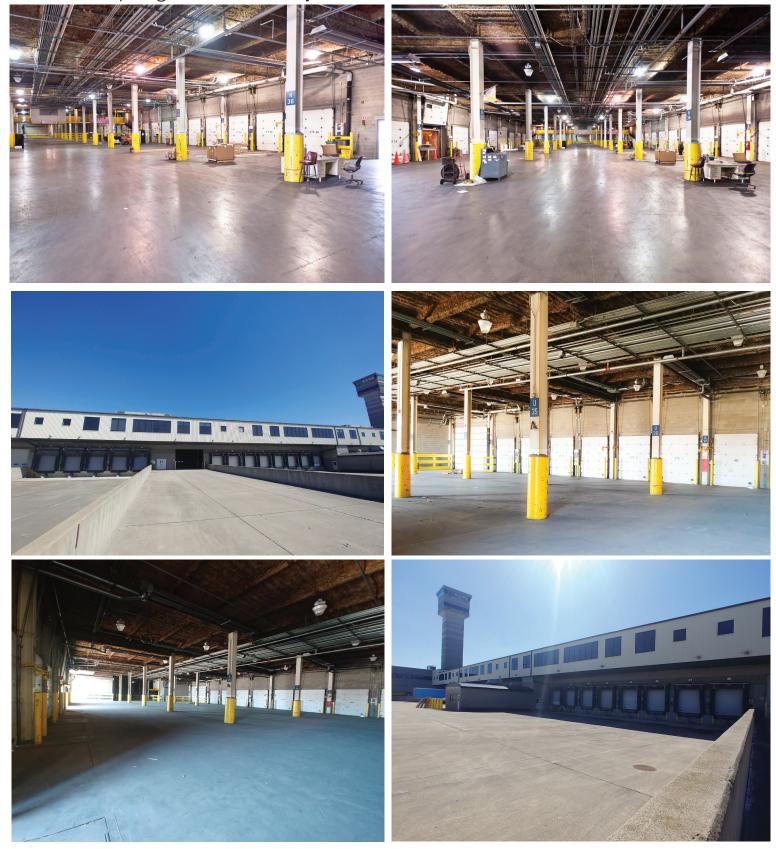
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

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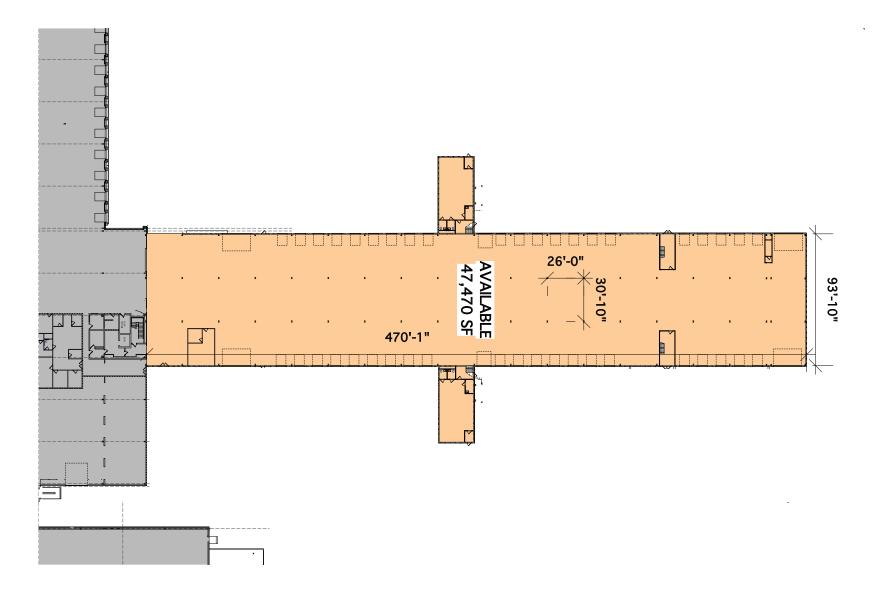
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Location:	Dayton, Ohio in Montgomery County	Total Op Ex:	\$.44
Available Space:	24,700-48,300 SF	Total Building Size:	1,016,683 SF
Office Size:	2,400 SF	Restrooms:	1 Set
Rental Rate:	\$5.95-\$9.95 NNN	Sprinkler:	Wet System, Electric Pumps
Minimum Divisible:	24,000 SF	Heating:	Natural Gas
Land:	120 Acres (Paved)	Air Conditioning:	Office Only
Parking	1000+ Trailer	Lighting:	LED to Suit
Highway Access:	5 Miles to I-70/I75	Power:	480/277V/3PH
Year Built:	1982, 2000	Electric Power:	DP&L
Construction:	Insulated Steel and Concrete	Gas Provider:	Vectren
Column Spacing	31' x 26'	Water:	Vandalia
Bay Size:	2,420 SF	Sewer:	Vandalia
Deck Height:	23'-36'	Drive-ins:	6 (2 drive-thru bays)
Clear Height:	18'	Docks:	26-42