Colliers

Accelerating success.

Industrial space for lease.

943 Woodley Rd | Dayton, Ohio 45403

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DETAILS

SQUARE FEET	**High Bay:** 57,800 SF **Upper Level:** 135,315 SF **Lower Level:** 139,701 SF **Total: 332,816 SF**
SPRINKLER	Wet System
LIGHTING	Florescent lighting first floor and Upper Level
POWER	1 switchgear with 4 each, 400 amps buckets and 4 each 100-amp buckets. Total of 2000 amp. **Including:** • 1 step down transformer. 277v for the production lights. • 2 step down transformer 240v • 4 small 110v transformer for the production offices and lab • 1 step down transformer 110v front offices
ZONED	I-2 Heavy Industrial

HIGH BAY

DOCKS	6
DRIVE-IN DOORS	4
COLUMN SPACING	50x50
CAPACITY SCALE	25,000 LB
CRANES	Four (4) 10-Ton Cranes 24' Under Hook
CLEAR HEIGHT	28'

UPPER LEVEL

DOCKS	5 platform short truck docks & 5 truck docks
COLUMN SPACING	25x25
CLEAR HEIGHT	14'
OTHER	4,224 SF Office Space

LOWER LEVEL

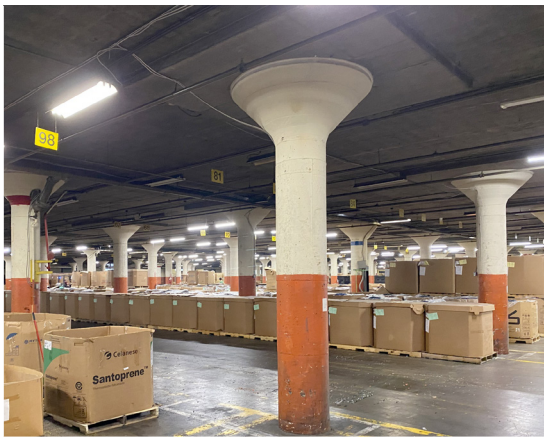
DOCKS	10
DRIVE-IN DOORS	1
COLUMN SPACING	25x25
CAPACITY SCALE	5,000 LB
CLEAR HEIGHT	14'
OTHER	900 SF Office Space & Two (2) Rest Rooms

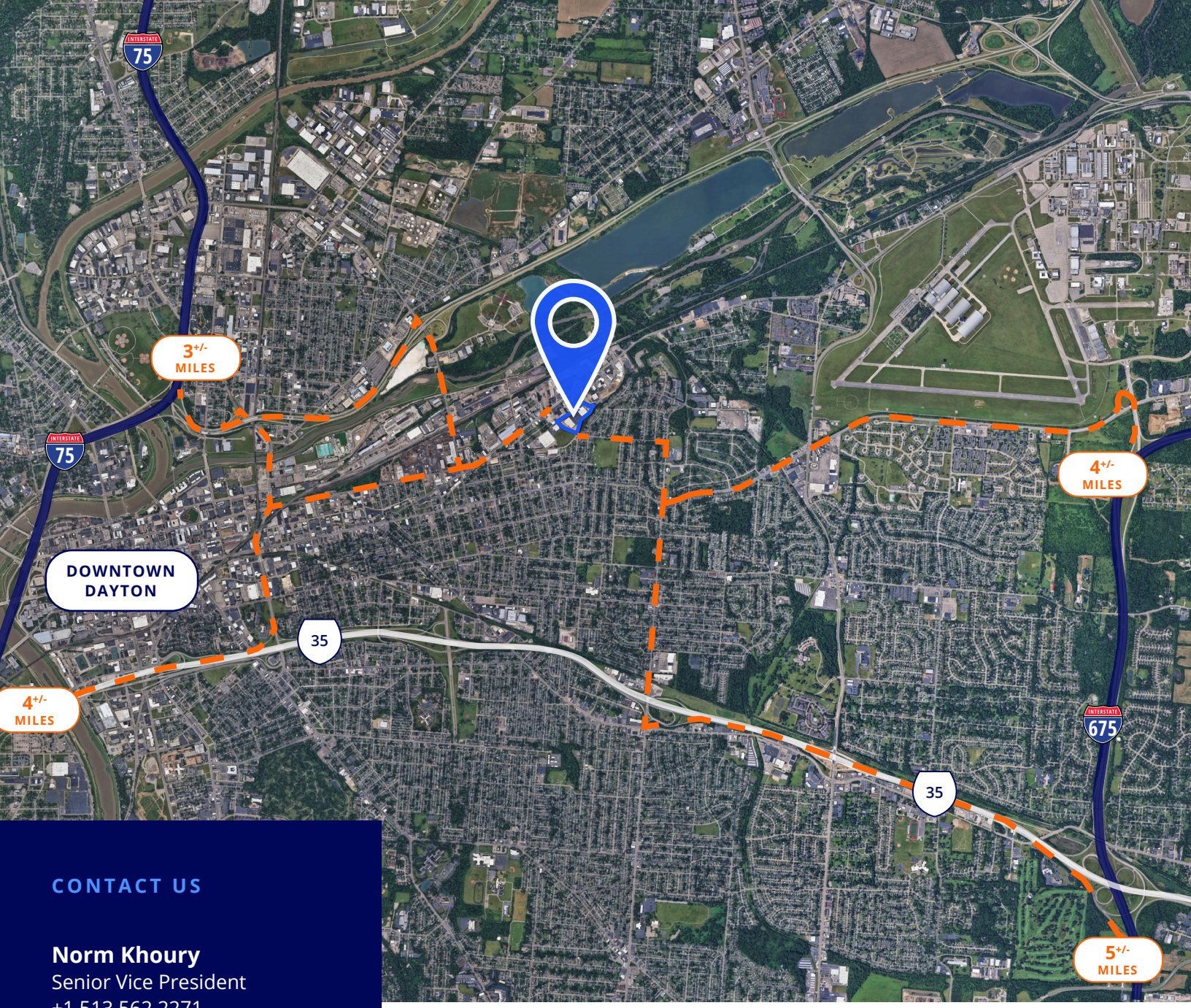
HIGH BAY LEASE RATE

$4.25/SF

REMAINING SPACE

$3.50/SF





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DISTANCE TO

Cincinnati, OH	57.7 miles via I-75 S
Columbus, OH	67.8 miles via I-70 E
Indianapolis, IN	118 miles via I-70 W
DAY Int'l Airport	12.6 miles via I-75 N
CVG Int'l Airport	69.5 miles via I-75 S
COL Int'l Airport	73.7 miles via I-70 E

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