

For More Information Contact

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937.489.0135
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WAREHOUSE / MANUFACTURING

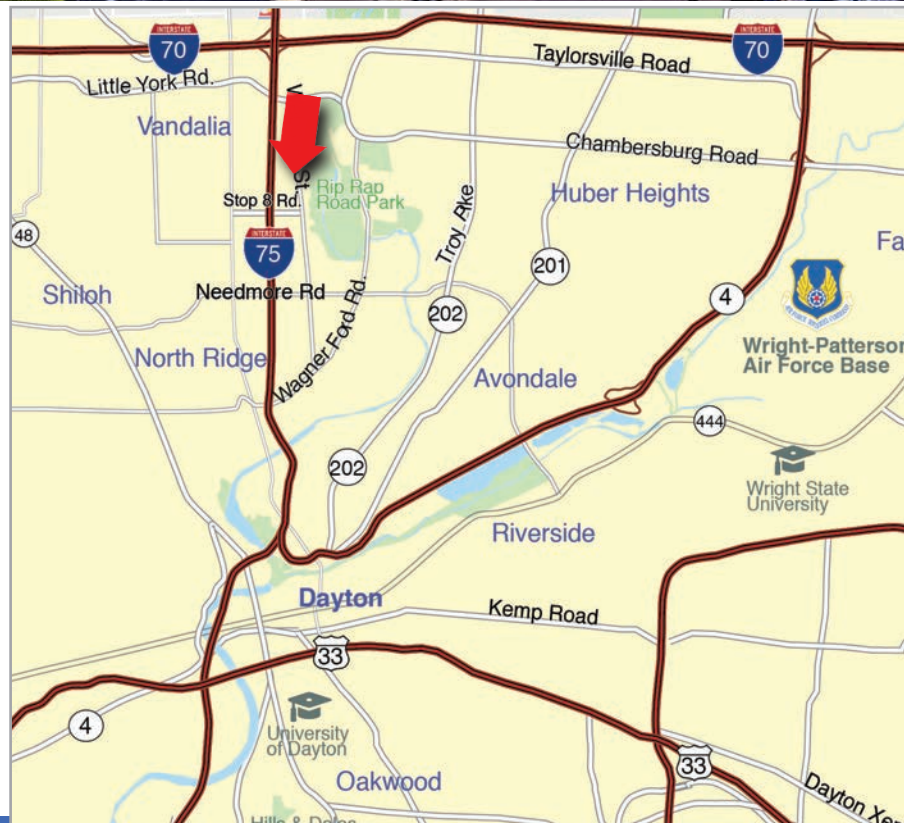
3345 Stop Eight Road • Vandalia, OH 45414



Property Details

Available	30,366 Sq. Ft.
Paved Outdoor Storage	4 Acres
Column Spacing	40' x 40'
Dock Doors	1
Drive-ins	2
Ceiling Height	21' - 34'
Power	12,000 Amps, 480V, 3 Ph
Sprinklers	Wet System

Easy Access to
I-75 and Just South of I-70



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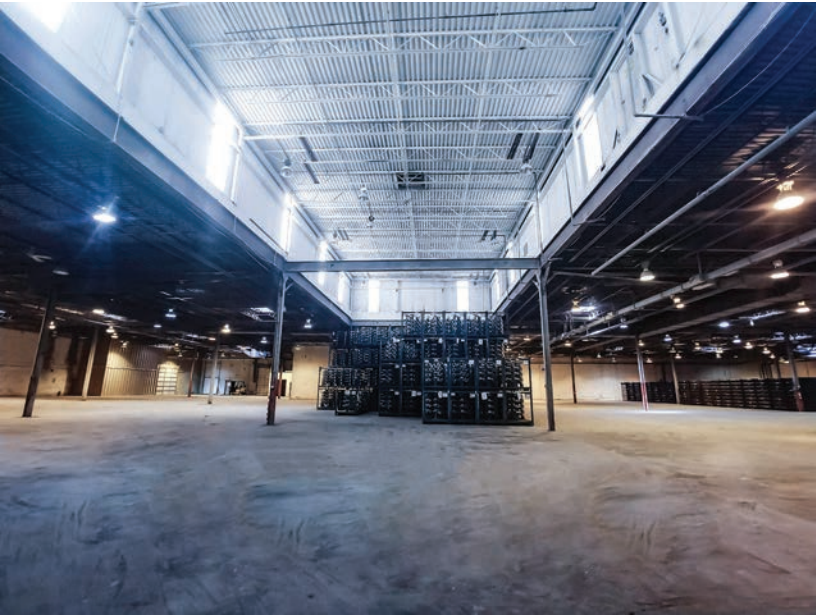
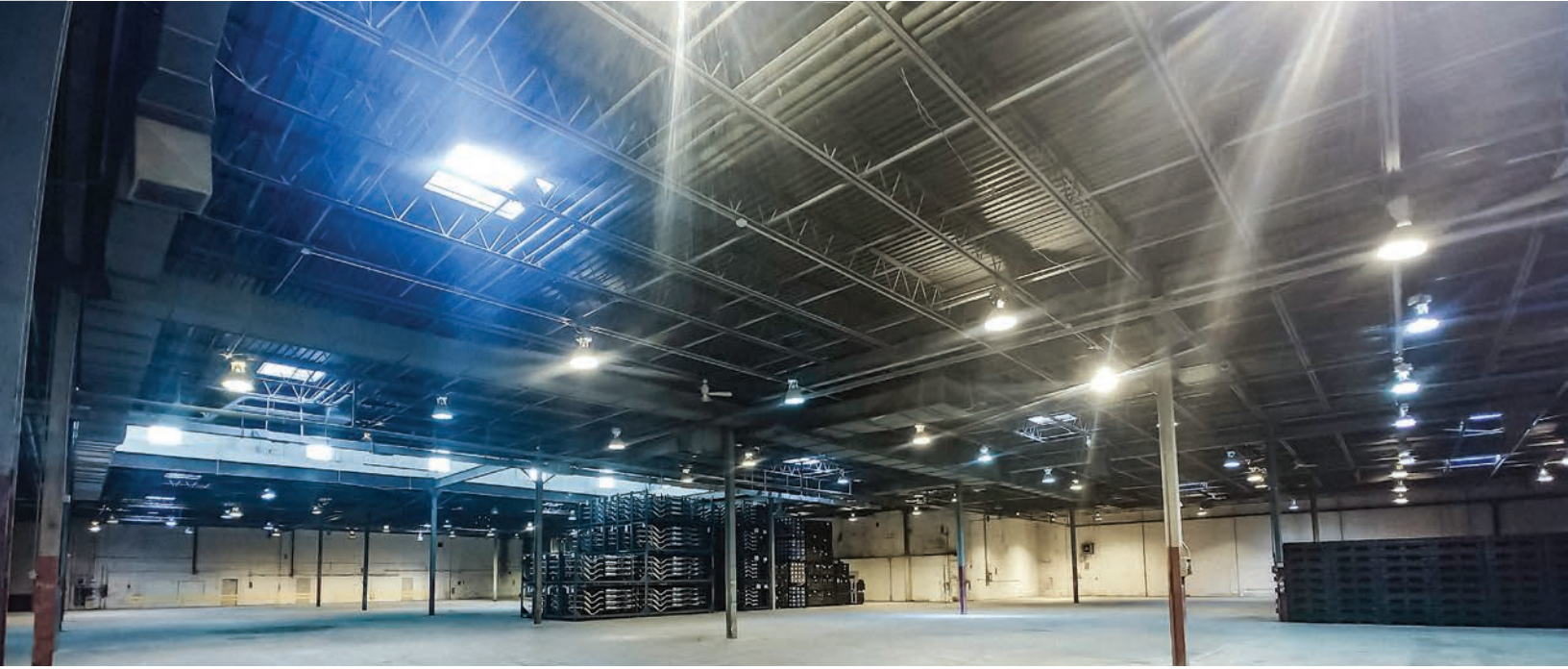
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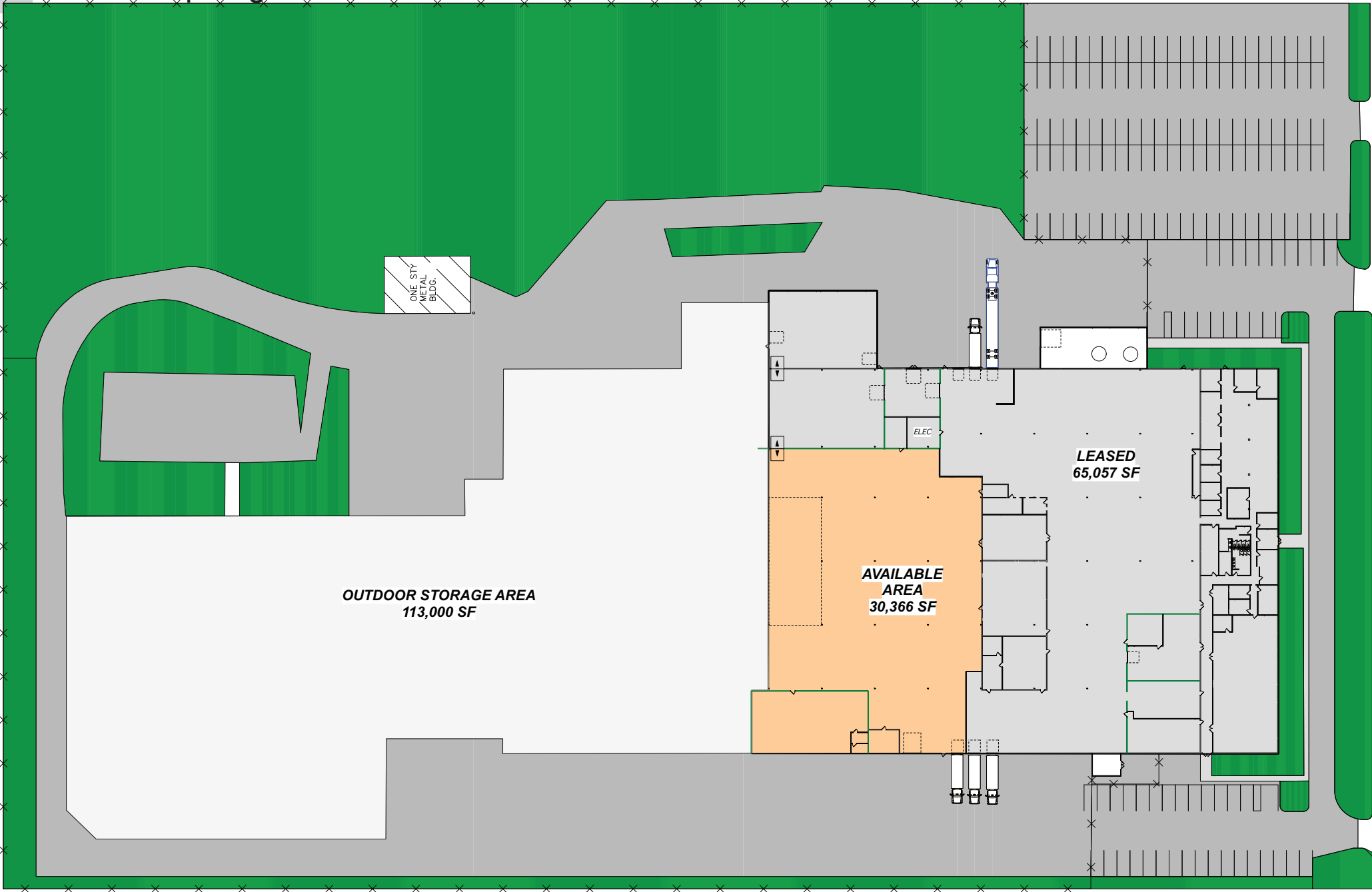
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FOR LEASE

WAREHOUSE / MANUFACTURING

95,423 SF | 3345 Stop Eight • Vandalia, OH 45414

Location:	Vandalia, Ohio in Montgomery County	Insurance/CAM/Total NNN:	\$.10/\$.52 \$.74
Available Sq.Ft.:	30,366 SF	Auto Parking:	50+
Paved Outdoor Storage:	4 Acres	Restrooms:	1 Existing (expandable)
Warehouse Size:	30,366 SF	Sprinkler:	Wet System
Land:	13 Acres	Heating:	Gas Air Rotation
Zoning:	Industrial	Lighting:	LED
Highway Access:	Less than 1 mile to I-75	Power:	12,000 Amps 480V
Year Built:	1970/2021	Electric Power:	DP&L
Construction:	Insulated Steel and Concrete	Gas Provider:	Vectren
Column Spacing:	40x40	Water:	Vandalia
Bay Size:	8,000 SF	Sewer:	Vandalia
Rail:	Spur possible	Drive-ins:	2 (expandable)
Clear Height:	21' - 34'	Docks:	1 (expandable)
Deck Height:	23'-36'	Floor:	6"