

For More Information Contact

Dean Miller
513.383.8351
dmiller@icpllc.com

Kohl Kirkland
937.489.0135
kkirkland@icpllc.com



TRUCK TERMINAL WITH PAVED TRAILER STORAGE

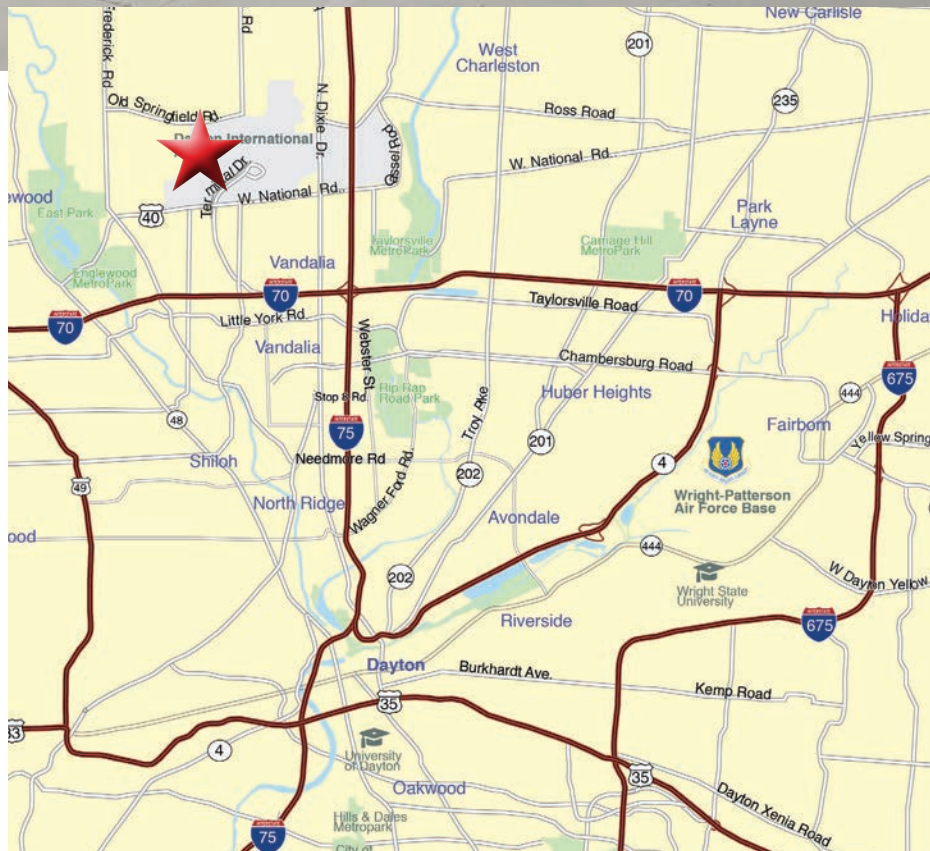
2800 Old Springfield Road, Dayton, Ohio 45377



Property Details

- Available Space: 27,000-48,300 SF
- Office: 2,400 SF with RRs
- Clear Height: 18'
- Columns: 31' x 26'
- Docks: 26 - 42
- Drive-in Doors: 6
- Power: 480/277/3PH
- Car Parking: 1,300
- Trailer Parking: 1000+
- Sprinklered: Wet System

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



For More Information Contact

Dean Miller
513.383.8351
dmiller@icpllc.com

Kohl Kirkland
937.489.0135
kkirkland@icpllc.com



TRUCK TERMINAL WITH PAVED TRAILER STORAGE

2800 Old Springfield Road, Dayton, Ohio 45377



For More Information Contact

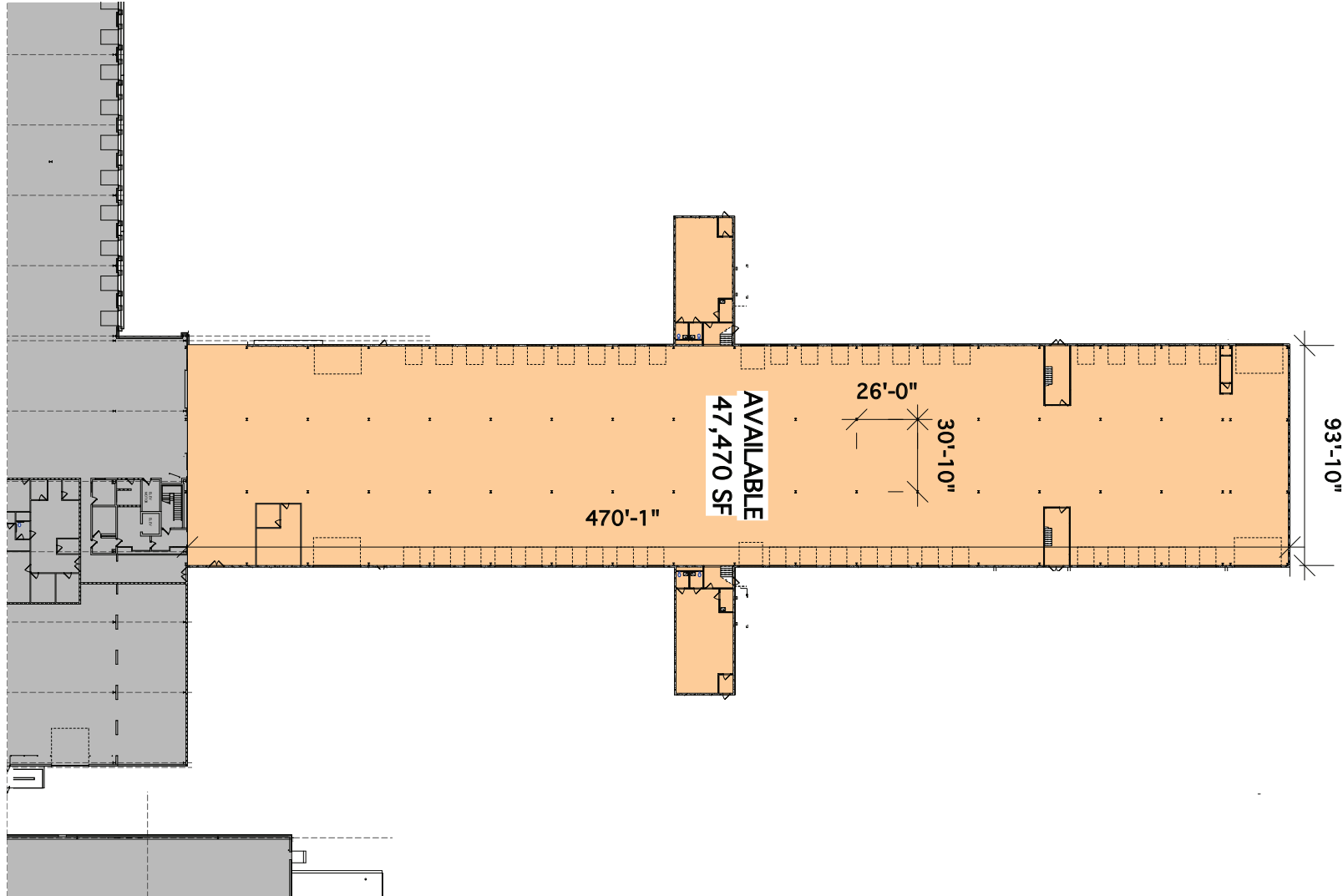
Dean Miller
513.383.8351
dmiller@icpllc.com

Kohl Kirkland
937.489.0135
kkirkland@icpllc.com



TRUCK TERMINAL WITH PAVED TRAILER STORAGE

2800 Old Springfield Road, Dayton, Ohio 45377



For More Information Contact

Dean Miller
513.383.8351
dmiller@icpllc.com

Kohl Kirkland
937.489.0135
kkirkland@icpllc.com



TRUCK TERMINAL WITH PAVED TRAILER STORAGE

2800 Old Springfield Road, Dayton, Ohio 45377

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
Docks:	26-42	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'		