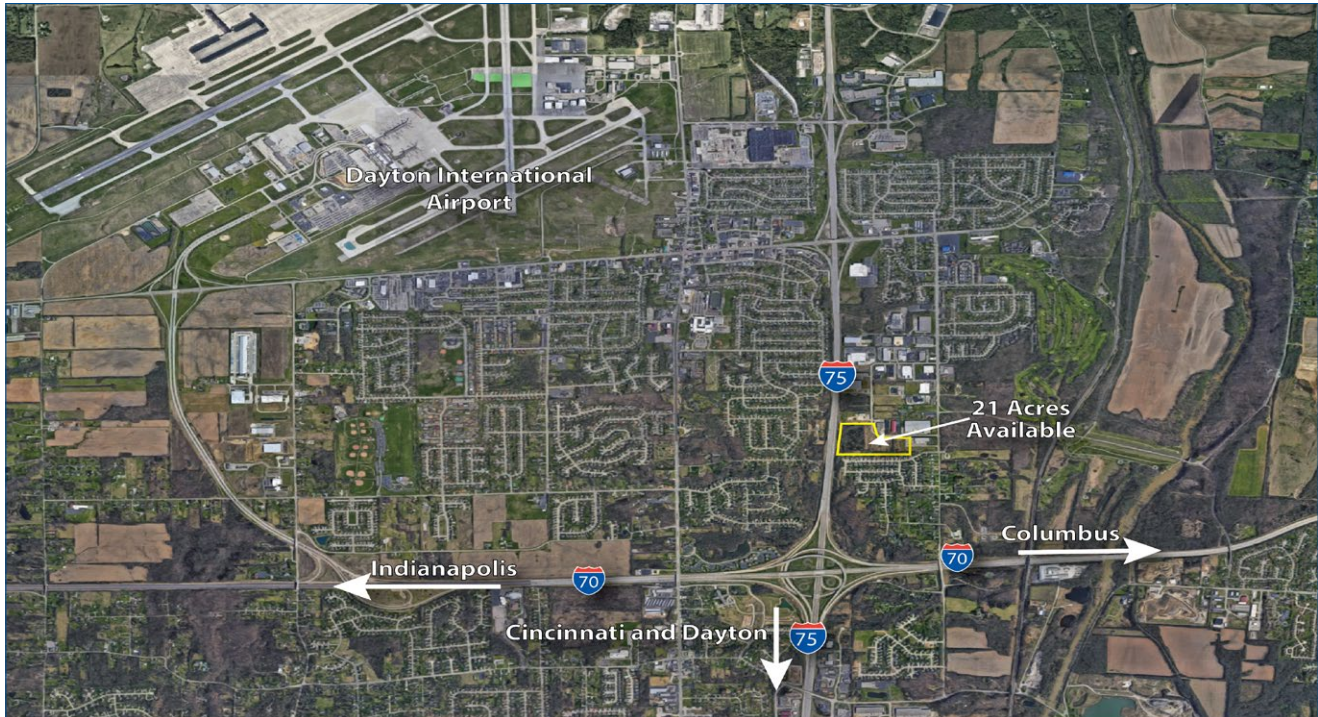


Vandalia Industrial Land or Build to Suit

Industrial Park Drive | Vandalia, OH 45377



Property Summary

County	Montgomery
Municipality	Vandalia
Property Type	Industrial
Zoned	Industrial
Available	21 Acres
Price	\$40,000 per acre
LoopNet ID	

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

Property Description

- Land available for sale
- Possible build-to-suit or spec building option
- Sewer, water and gas located at site
- 100% abatement/ 15 years available
- Close to Dayton International Airport 'Established Industrial Park

Location Highlights

- Great highway visibility
- Easy access to I-75 and I-70
- 3.2 miles from I-70/I-75 interchange
- 1.7 miles from I-75/SR 40 exit ramp
- 76,500 vehicles/day on I-75

For more information contact:



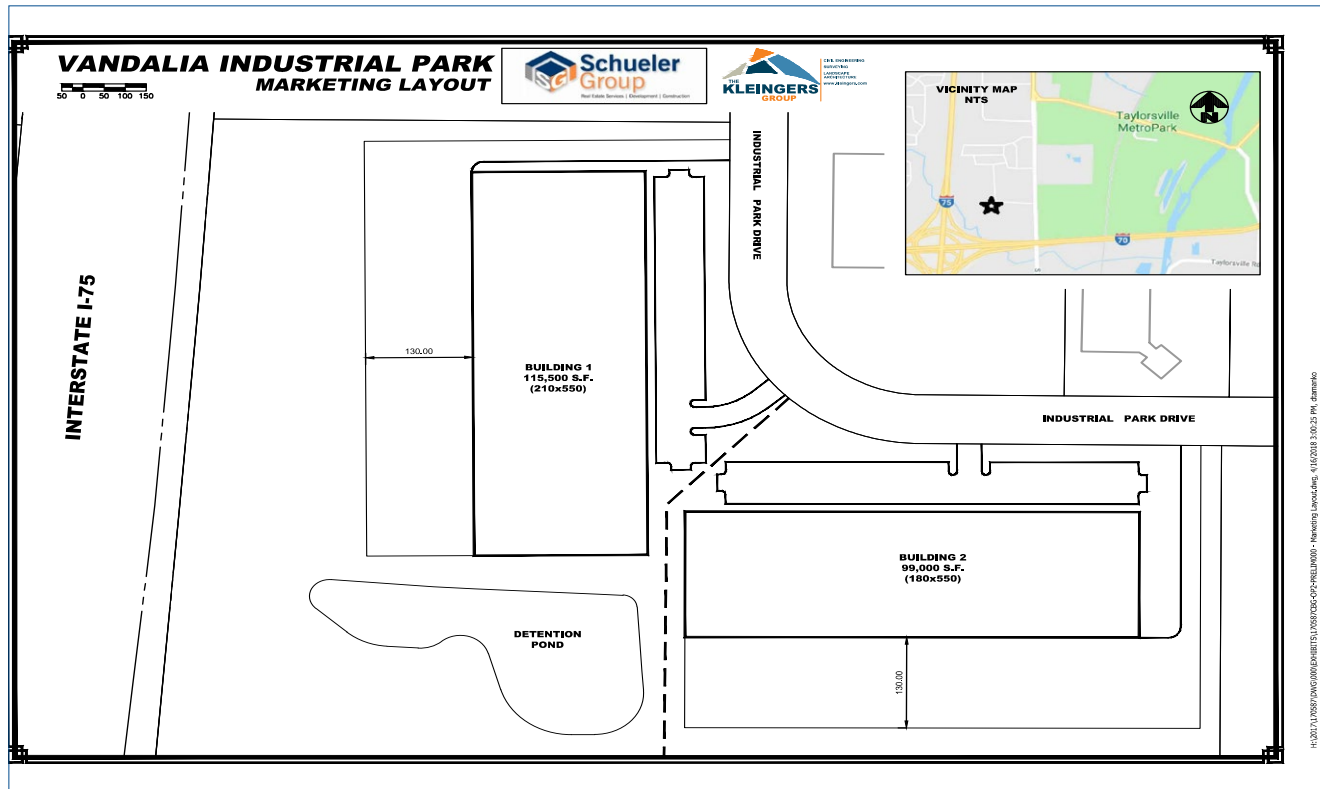
Mark Langdon
Commercial Sales
Associate
513.932.6010
mlangdon@hsabh.com

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Development Plan

Industrial Park Drive | Vandalia, OH 45377



- 115,500 SF (210' X 550') Available
- Bay sizes: 50 X 210 Column spacing 50 X 50 (Dock bays are 50 X 60)
- Minimum divisible to 21000 SF (100 X 210)
- Interstate Exposure to I-75, 76,500 vpd
- Up to 32 Dock High Doors 9' X 10'
- 2 Drive In Doors 12' X 12'
- 130' deep Truck Court
- 277/480V, 3 Phase Electrical Service
- 80/20 HVAC Make Up Units
- ESFR Sprinkler System
- Lease Rate \$4.75 NNN
- Option for a second building if needed @ 99,000 SF

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