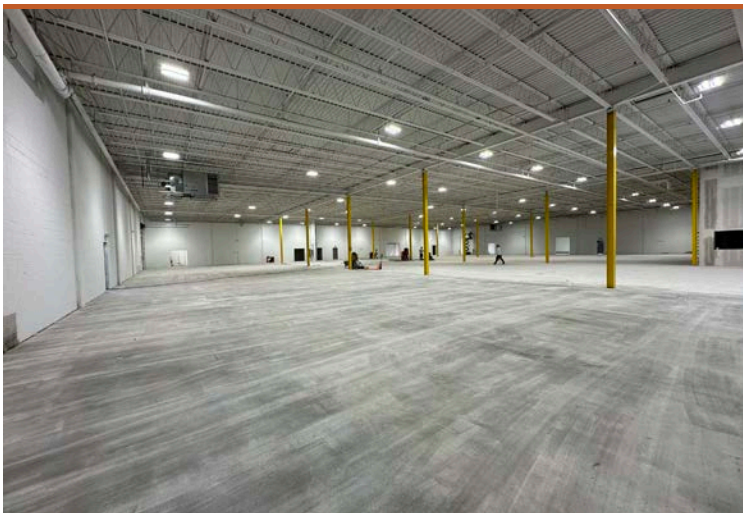




131 JANNEY RD. DAYTON, OH 45404
AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS



47,019 Total SqFt

- Located 1 mile from I-75 via Stanley Ave Exit
- Under New Ownership
- Complete remodel (interior & exterior) + new roof in 2024
- Outdoor Storage
- Drive-Thru Capability
- Heavy Power
- Docks & Drive-Ins
- Available Immediately
- Lease rate: \$6.95/SF NNN + \$1.49/SF OpEx



CLICK HERE FOR AERIAL VIDEO

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PROPERTY DETAILS

Total SqFt:	47,019
Warehouse SqFt:	43,413
Office SqFt:	3,606
Acreage:	3.65
Clear Height:	20'-22'
Year Built:	1969, fully renovated in 2023/2024
Type Construction:	Concrete Block
Lighting:	LED
Column Spacing:	30' x 50'
Dock door:	Five (5) total, 8'6" x 9' and four (4) with mechanical pit levelers

Drive-in door:	Five (5) total drive-in doors: One (1) 16'x16', one (1) 12'x16', two (2) 12'x12', one (1) 8'x10'
Sprinkler:	Yes-Wet System
Electrical Service:	240V, 3phase, 4,000 amps
Heat:	Natural Gas Heat in Warehouse
Truck court:	Front loaded docks: 65' concrete apron off street, 80'+ on sides of building with drive-in access
Parking Lot:	80+ parking spaces with parking available on both sides of building
Restrooms:	Two sets (one set in office, one set in warehouse)
Montgomery County Parcel ID:	R72 16701 0066
Zoning:	I-1

PARCEL OUTLINE



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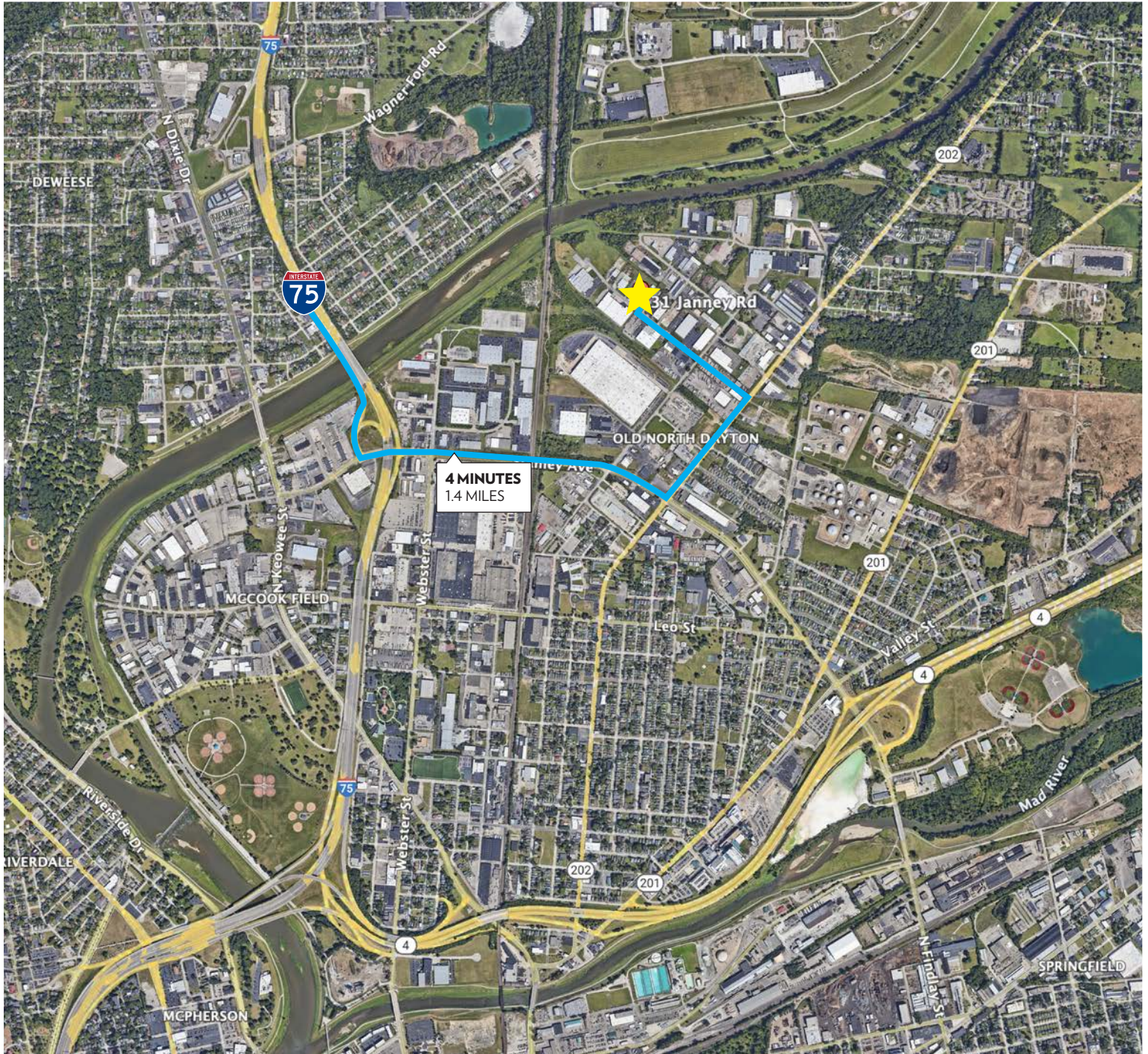
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DISTANCE MAP



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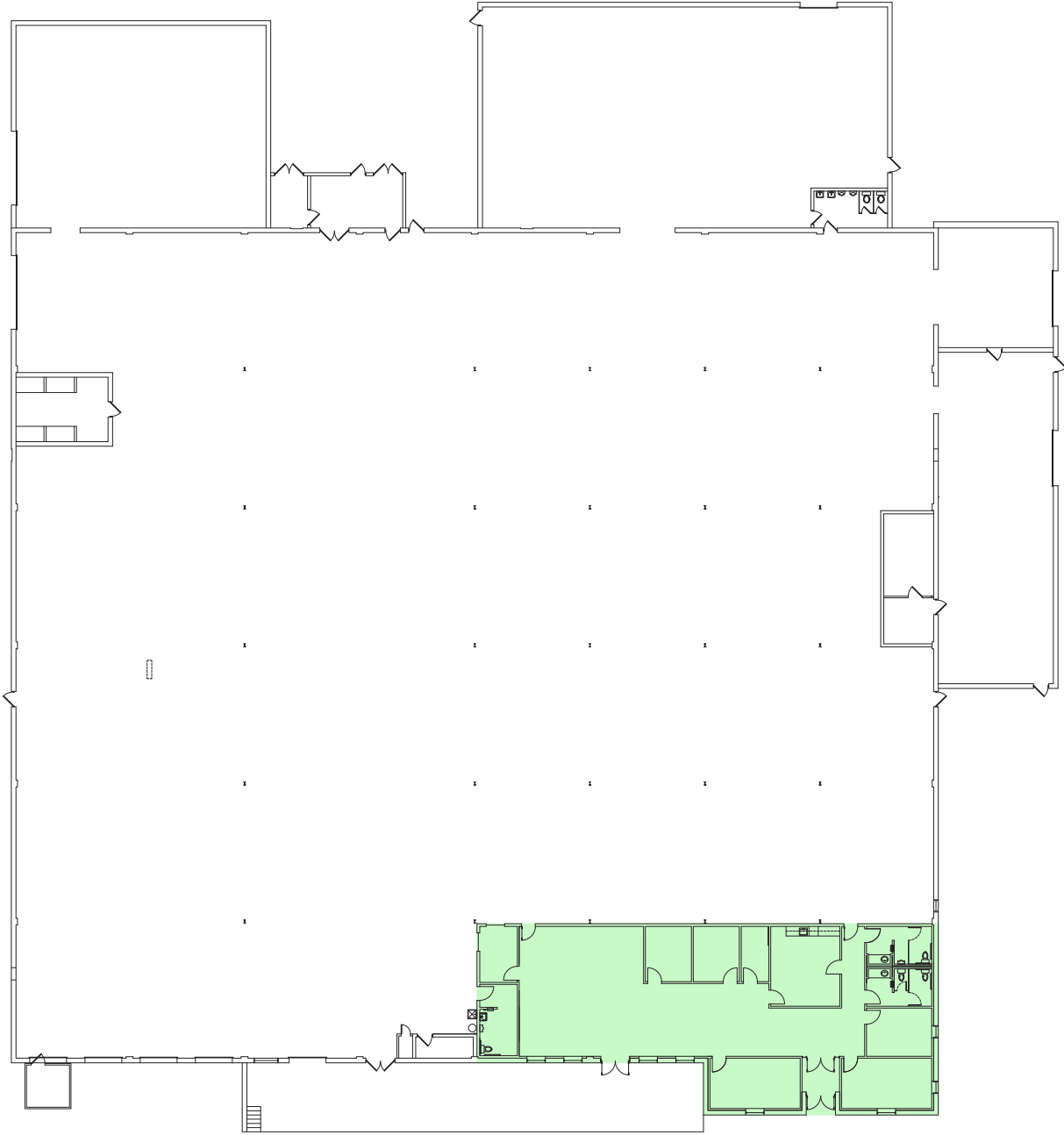
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FLOOR PLAN



KEY PLAN

SCALE 1/16" = 1'-0"
FEET 0 8 16 24 32

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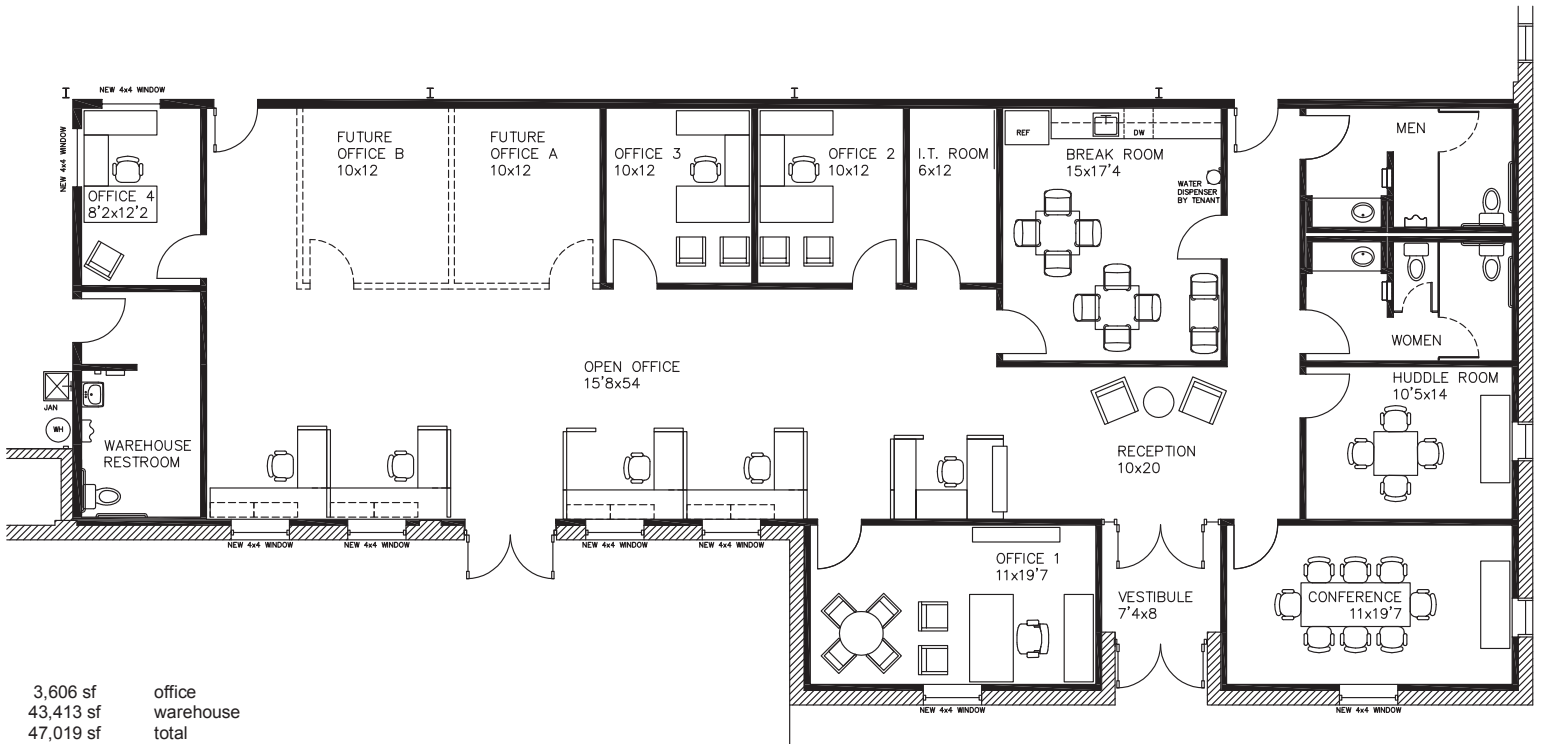
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FLOOR PLAN



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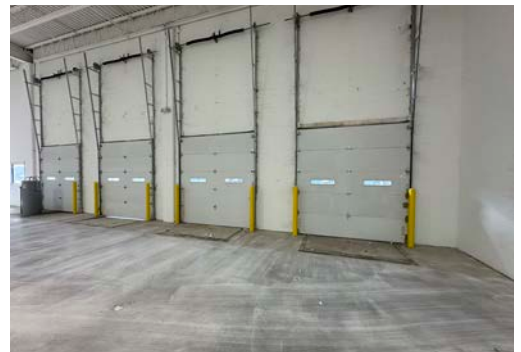
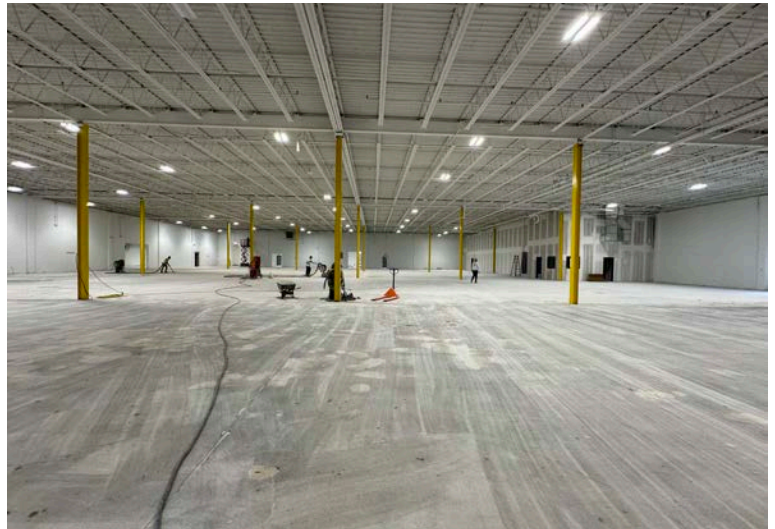
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PROPERTY PHOTOS



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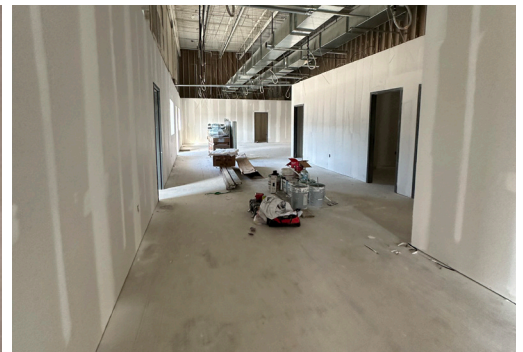
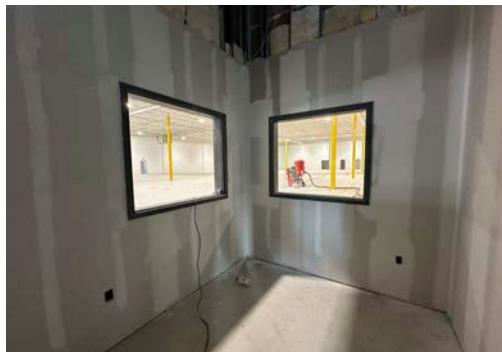
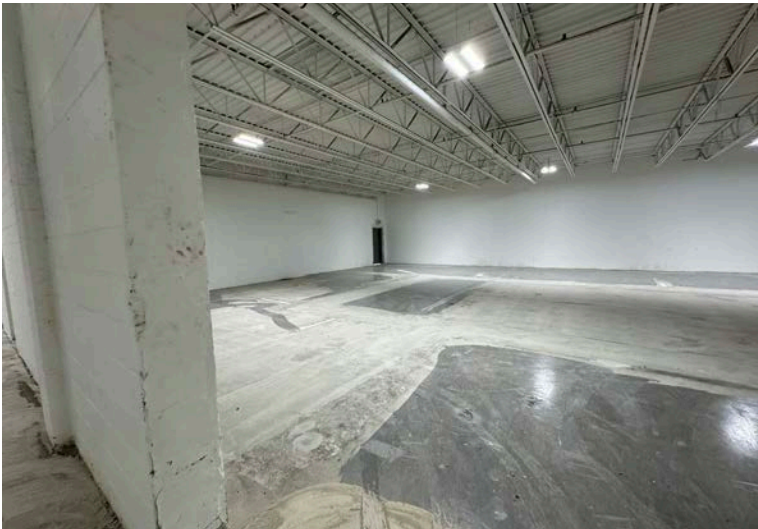
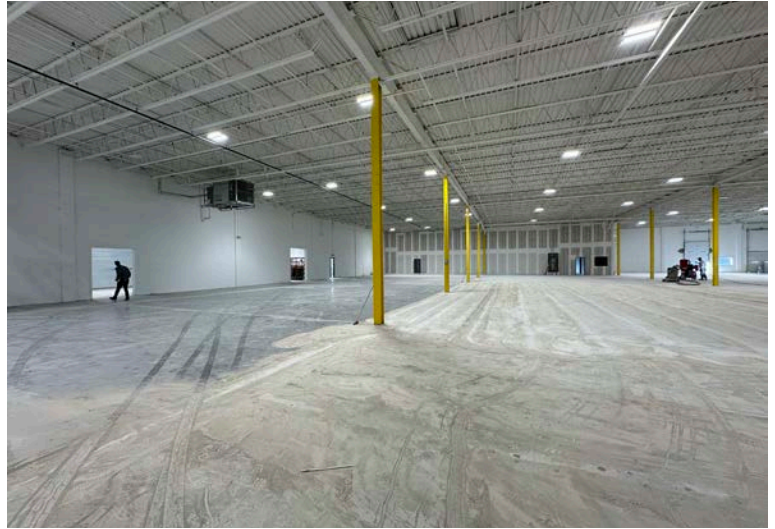
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