



For Sale - Former AAA Ludlow Campus

Dayton Ohio 45402

Highlights

- Three building campus
- 39,870 total square feet
- 1.9778 total acres
- Central location
- Excellent highway access (I-75 and SR 35)
- Potential for Redevelopment
- \$2,000,000 asking price – includes all three buildings
- Buildings also available individually



Todd Pease
Vice President
+1 513 297 2506
todd.pease@am.jll.com

Tom Fairhurst
Vice President
+1 513 297 2511
tom.fairhurst@am.jll.com

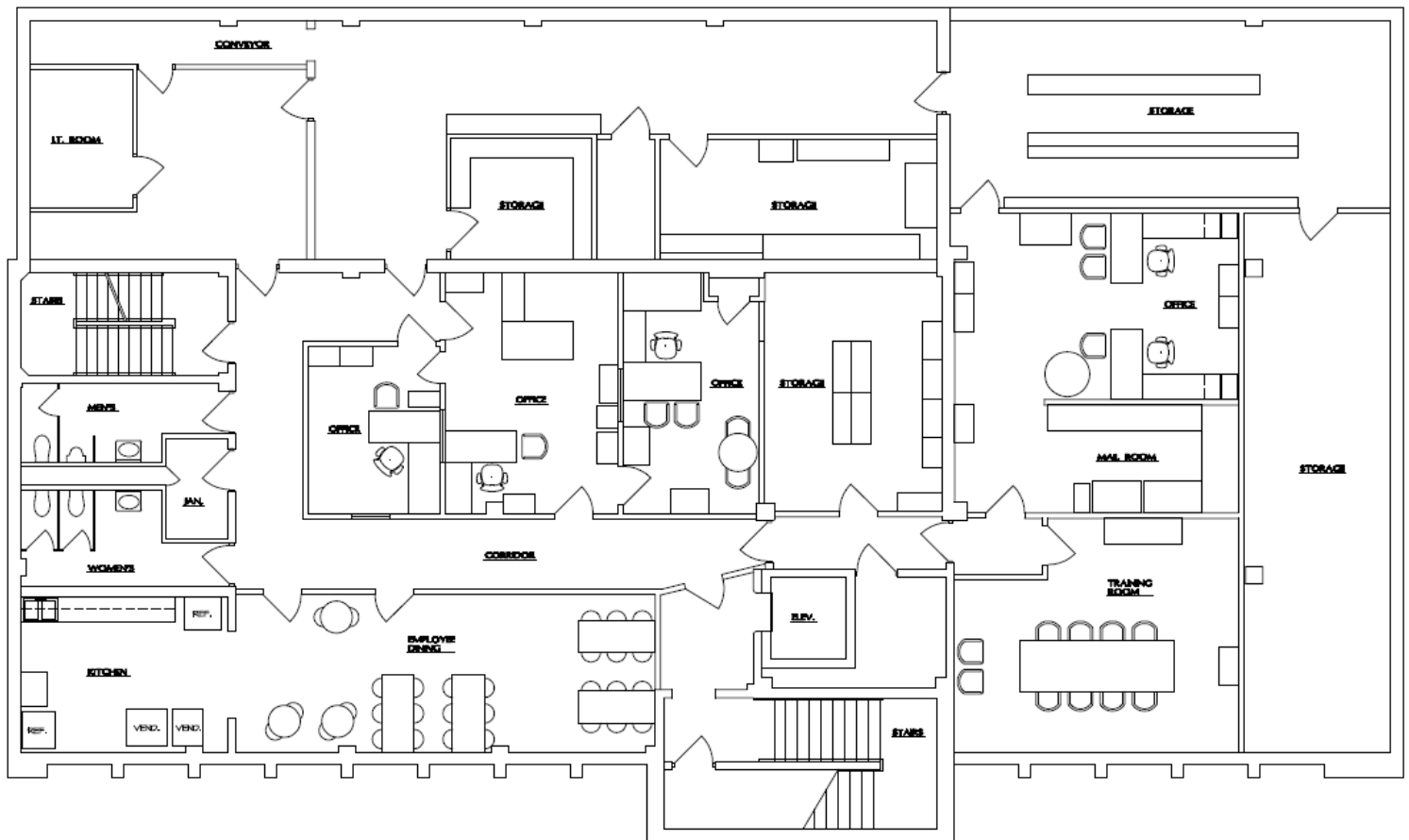




825 S. Ludlow Street

- 19,800 s.f.
- 0.4959 acres
- Year built: 1959
- Two stories and finished lower level
- Building well maintained
- Interior office space in excellent condition

First Floor



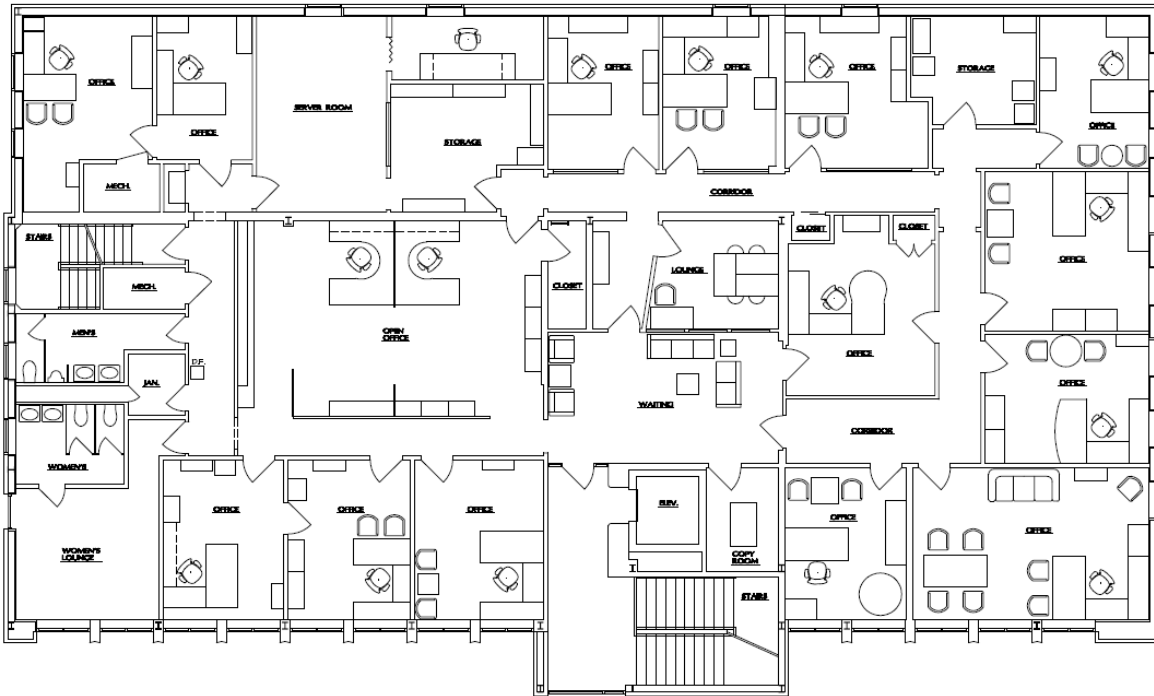
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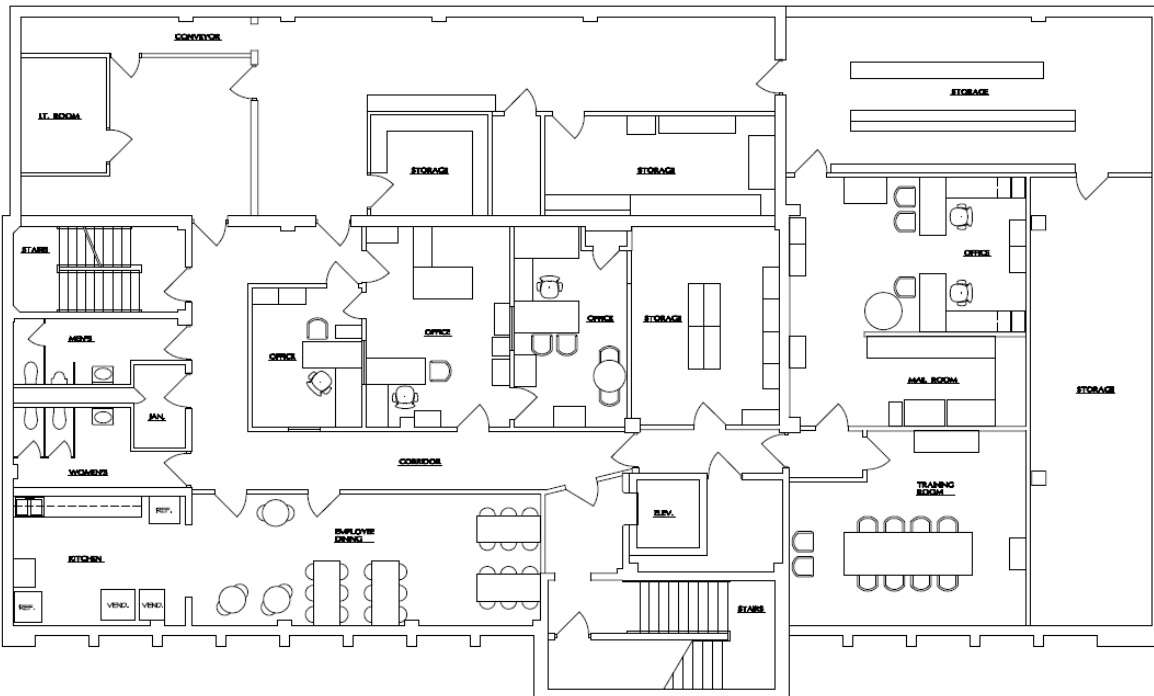


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Second Floor



Finished lower level



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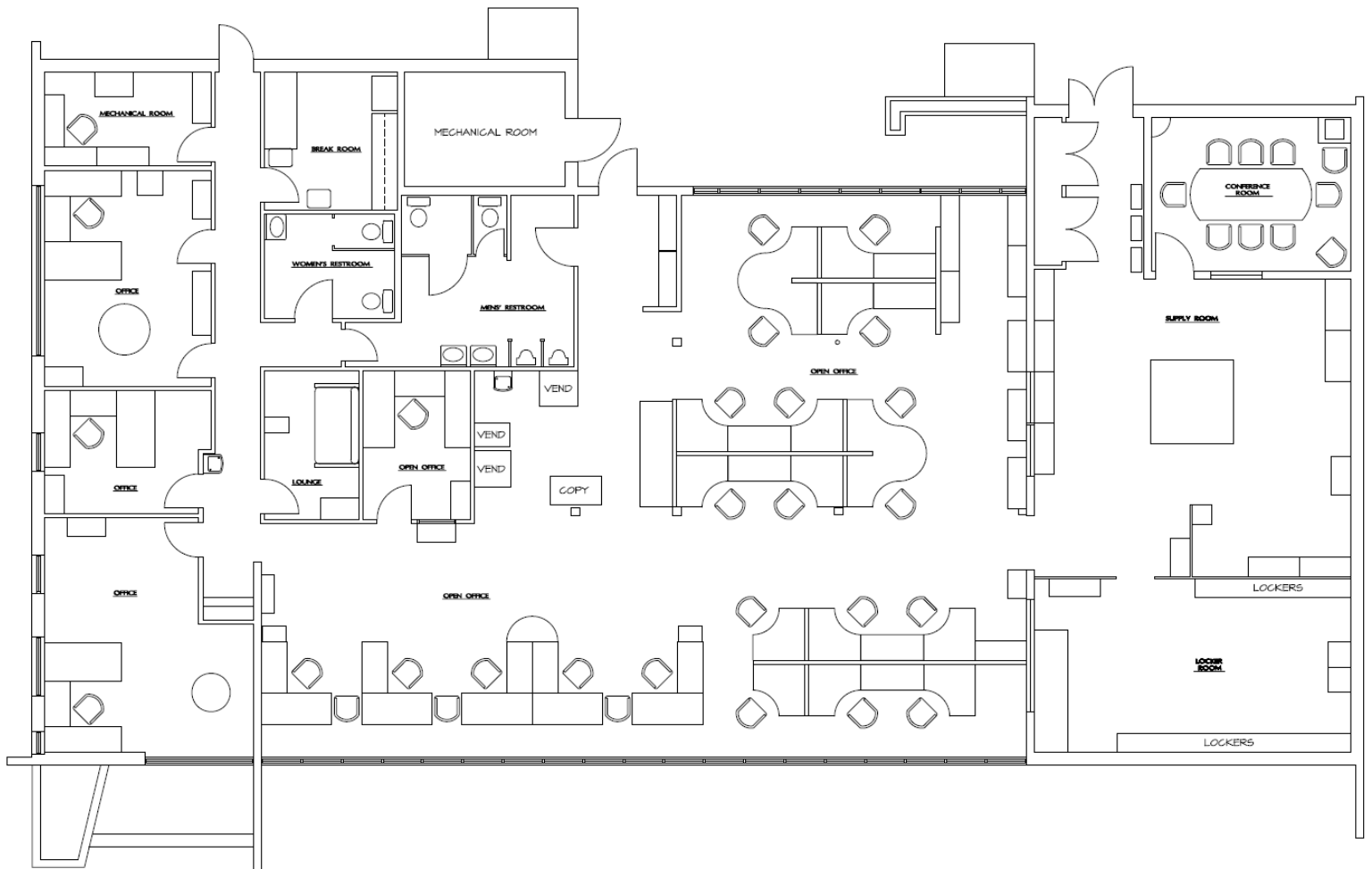
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134 Zeigler Street

- 5,370 s.f.
- 1.029 acres
- Year built: 1957
- Fenced lot
- Call center space with supply and locker room area
- Excess land for additional parking and/or outside storage



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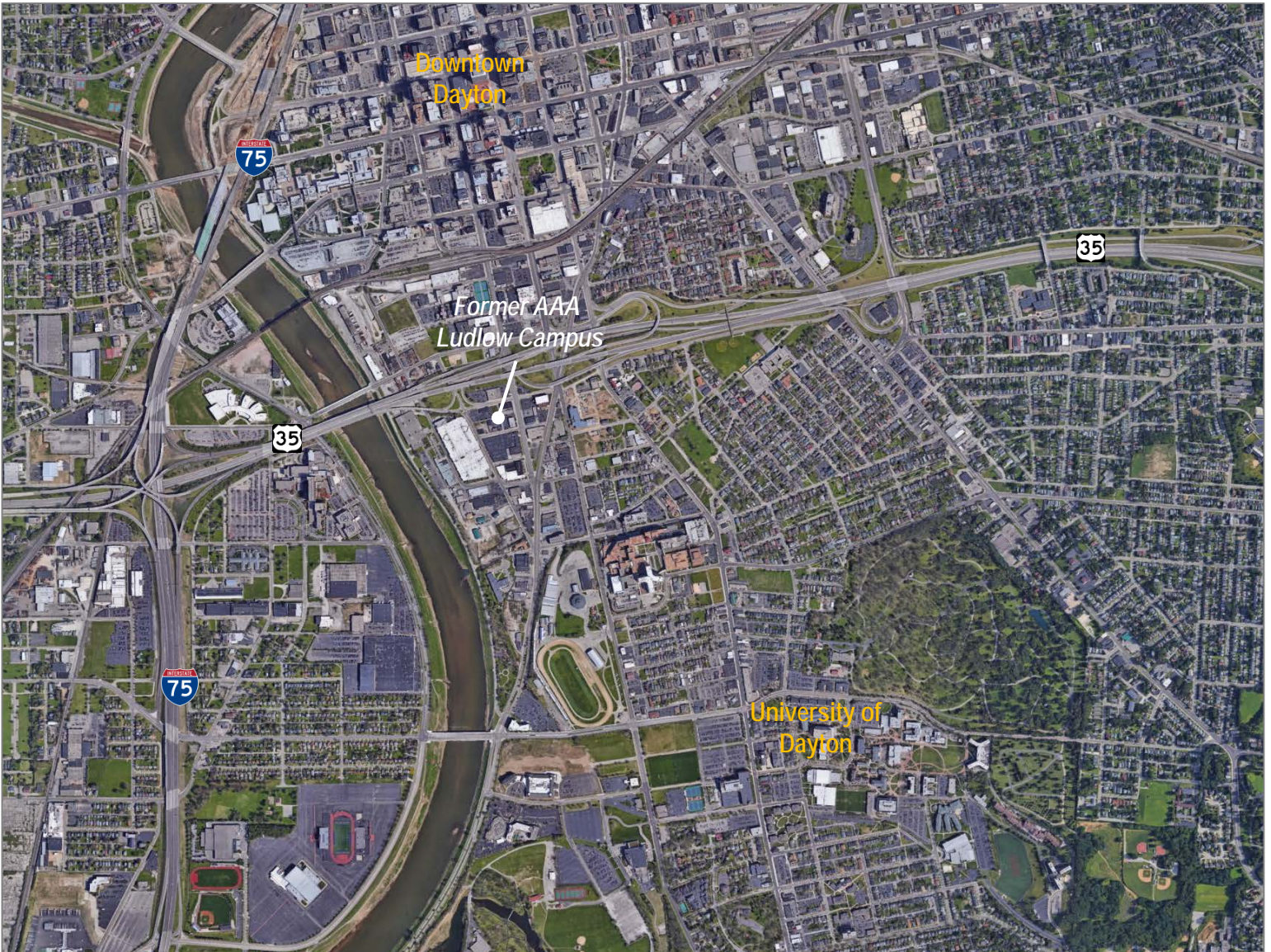
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125 Auto Club Drive

- 14,700 s.f. on two floors
- 0.4529 acres
- Year built: 1900
- Large training / conference room in excellent condition
- One (1) drive-in door with warehouse / storage area available



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