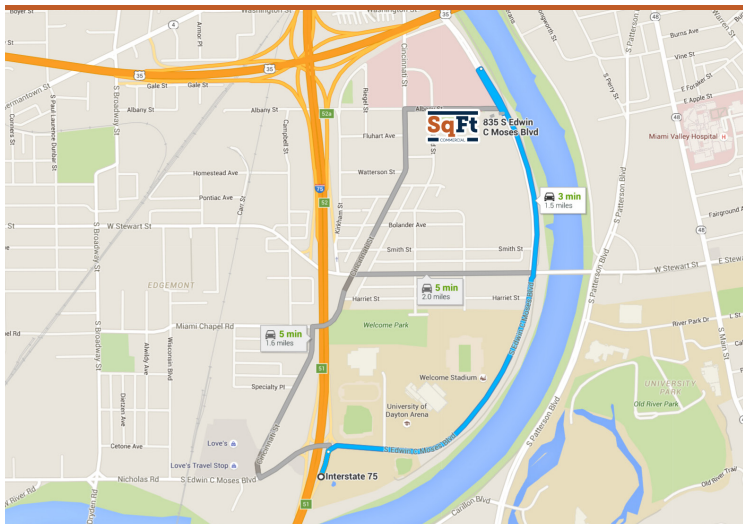




835 EDWIN C. MOSES BOULEVARD, DAYTON, OH 45417

AVAILABLE FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

 **165,330 Total SqFt (443'X382')**

- New truck entrance (via Hopeland)/secure gated entry installed
- Abutting 3-acres being developed by Hilton flag hotel in 2019; 175+ rooms
- Major renovations completed in 2016
- Fenced-in truck court/surplus trailer parking
- 1.25 miles to I-75 and 1 mile to SR 35
- New 8'x10' docks with levelers/seals
- New T-5 high efficiency lighting
- Lease rate \$2.95/SqFt Net plus \$0.80/SqFt operating expenses
- Remodeled office/restrooms

Available SqFt:	165,330; divisible to 40,000 SqFt
Warehouse SqFt:	160,300
Office SqFt:	5,000
Clear Height:	20'3"
Year Built:	1955/remodeled Spring 2016
Total Acreage:	Approximately 8.5 acres
Type Construction:	Brick and metal
Lighting:	T-8 high efficiency
Column Spacing:	26'x42'
Drive-in Doors:	Six (6) - Approximately 10'x10'

Dock doors:	Twenty (20) total; Thirteen (13) with new 8'x10' docks, doors and mechanicals levelers. Seven (7) - 8'x8'
Sprinkler:	Wet system
Electric:	Heavy power; 240-480 volts/3-phase/Approx. 1,600+ amps
Heat:	Natural gas-fired unit heaters
Roof:	Rubber
Truck court:	130'+ concrete/asphalt
Parking Lot:	175 spaces
Restrooms:	Three (3) sets

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM

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AERIAL VIEW



ADDITIONAL PHOTOS



INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



Rod MacEachen
(513) 675-5764
Rod@SqFtCommercial.com

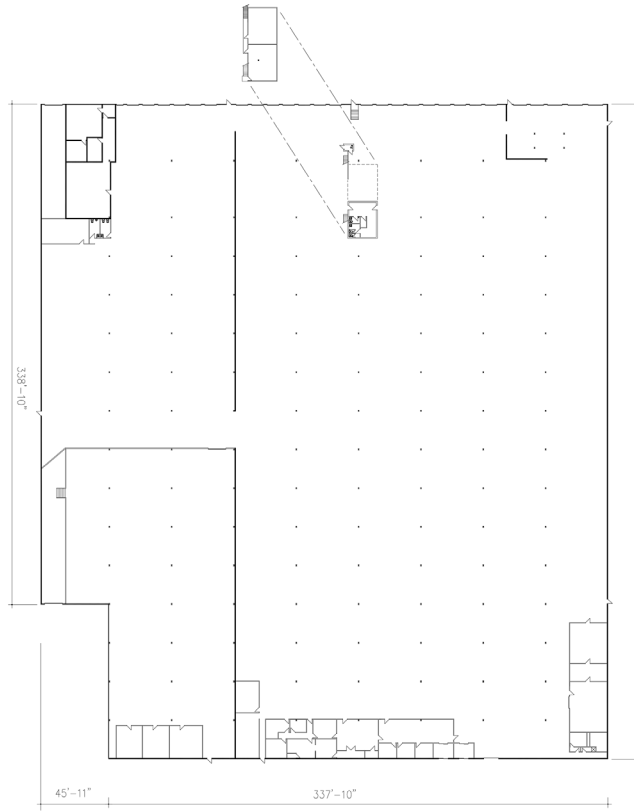
Roddy MacEachen
(513) 739-3985
Roddy@SqFtCommercial.com

Jared Wagoner
(812) 890-1768
Jared@SqFtCommercial.com

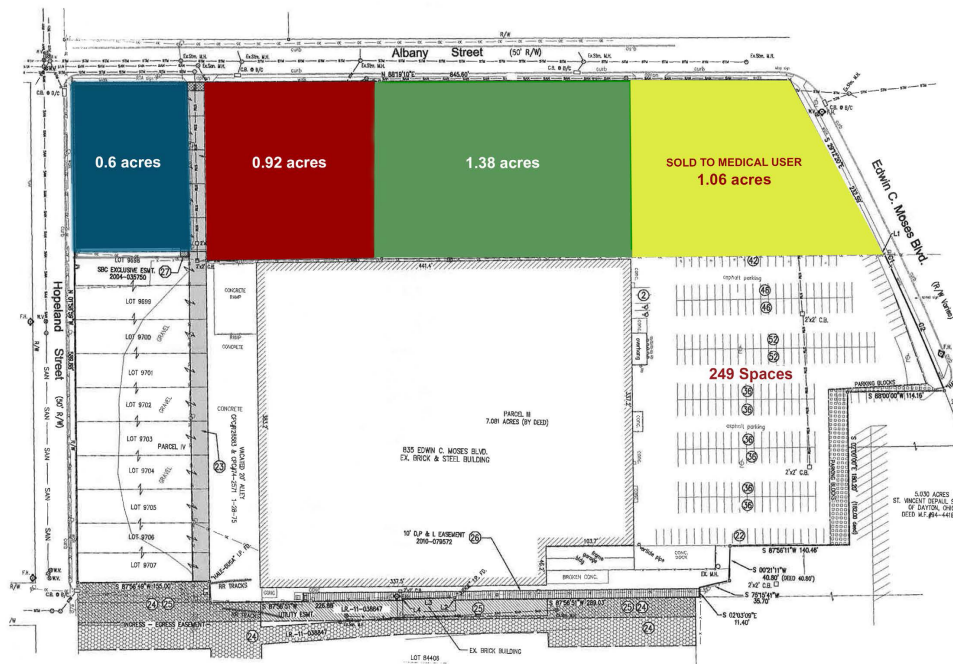
Agent/Broker has ownership interest in subject property.

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FLOOR PLAN



OUTLOTS AVAILABLE



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