

FOR SALE

600

ALBANY STREET

Dayton, OH 45417



CONTACT US

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PROPERTY HIGHLIGHTS

600 Albany Street is a 413,568 square foot corporate campus on approximately 21 acres. The campus consists of two buildings; building one is approximately 336,822 square feet and building two is approximately 69,746 square feet.

- + Excess land for future development/additional parking
- + I-75 visibility
- + Heavy power with dual feed and backup

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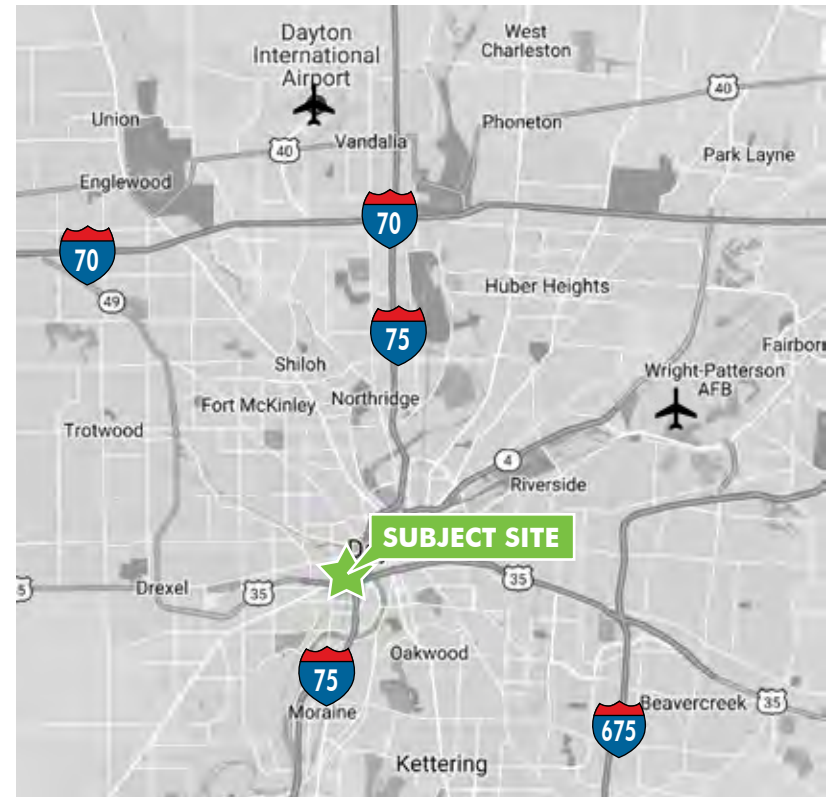
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LOCATION MAP



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BUILDING SPECIFICATIONS

Building 1

Acres	~12
Total Sq. Ft.	336,822 Sq. Ft.
Office Sq. Ft.	103,064 Sq. Ft. (138,258 Sq. Ft. second floor)
Clear Height	11'11"
Drive-in Doors	1
Dock Doors	5 (2 with pit mounted levelers and 3 with edge-of-dock levelers)
Year Built	1923 Renovated in 1997
Power	Dual Feed Power with Generator and Joslyn Switch (DP&L)
Parking	~400 parking spaces
Misc.	21,500 Sq. Ft. lower level with large training center and cafeteria

Building 2

Acres	~10
Total Sq. Ft.	69,746 Sq. Ft.
Office Sq. Ft.	34,873 Sq. Ft.
Clear Height	11'11"
Drive-in Doors	2
Dock Doors	1
Year Built	1947 Renovated in 1997
Parking	~400 parking spaces
Misc.	Freight Elevator

* Site includes an additional 7,000 Sq. Ft. building where the Standard Register Federal Credit Union resides

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SITE AERIAL



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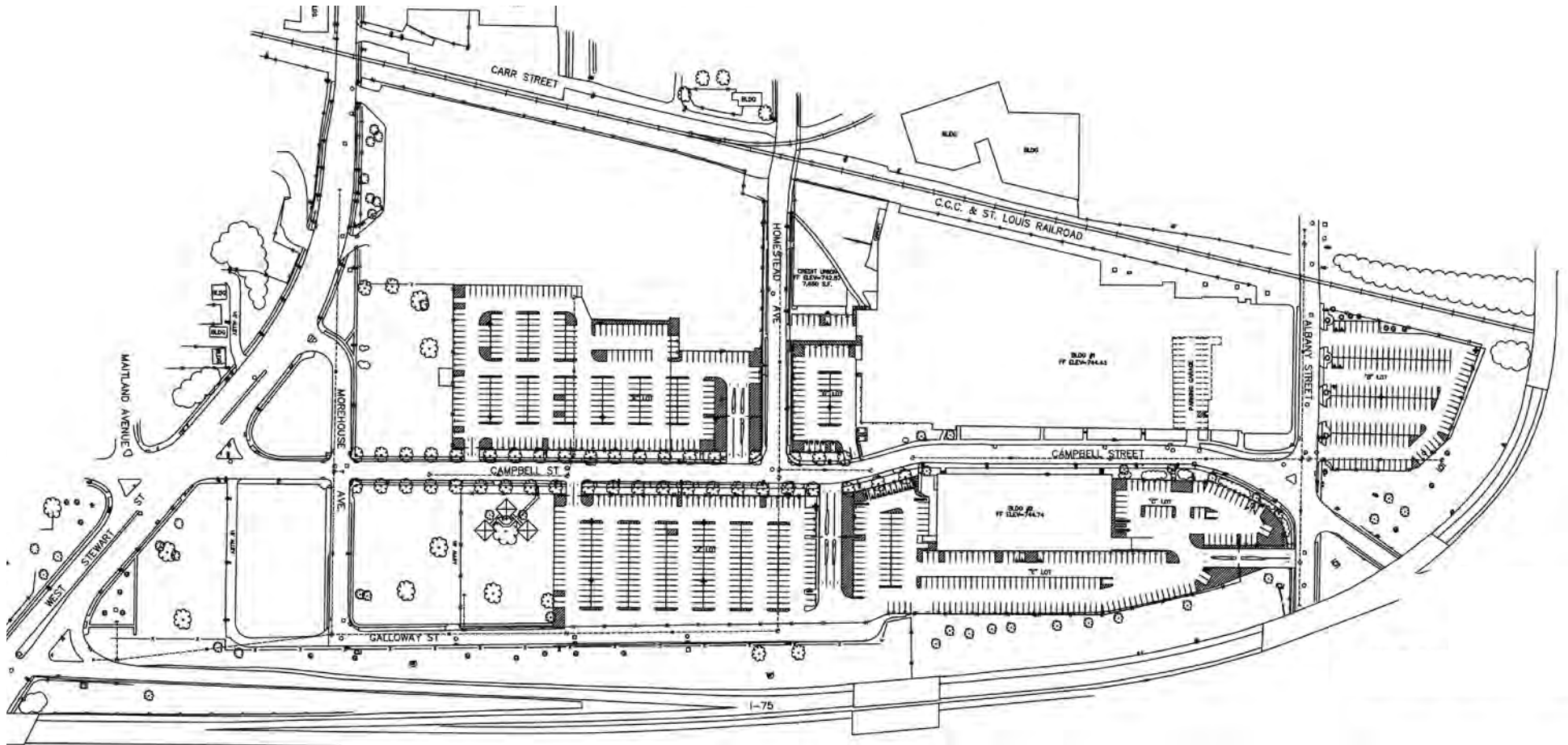
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SITE PLAN



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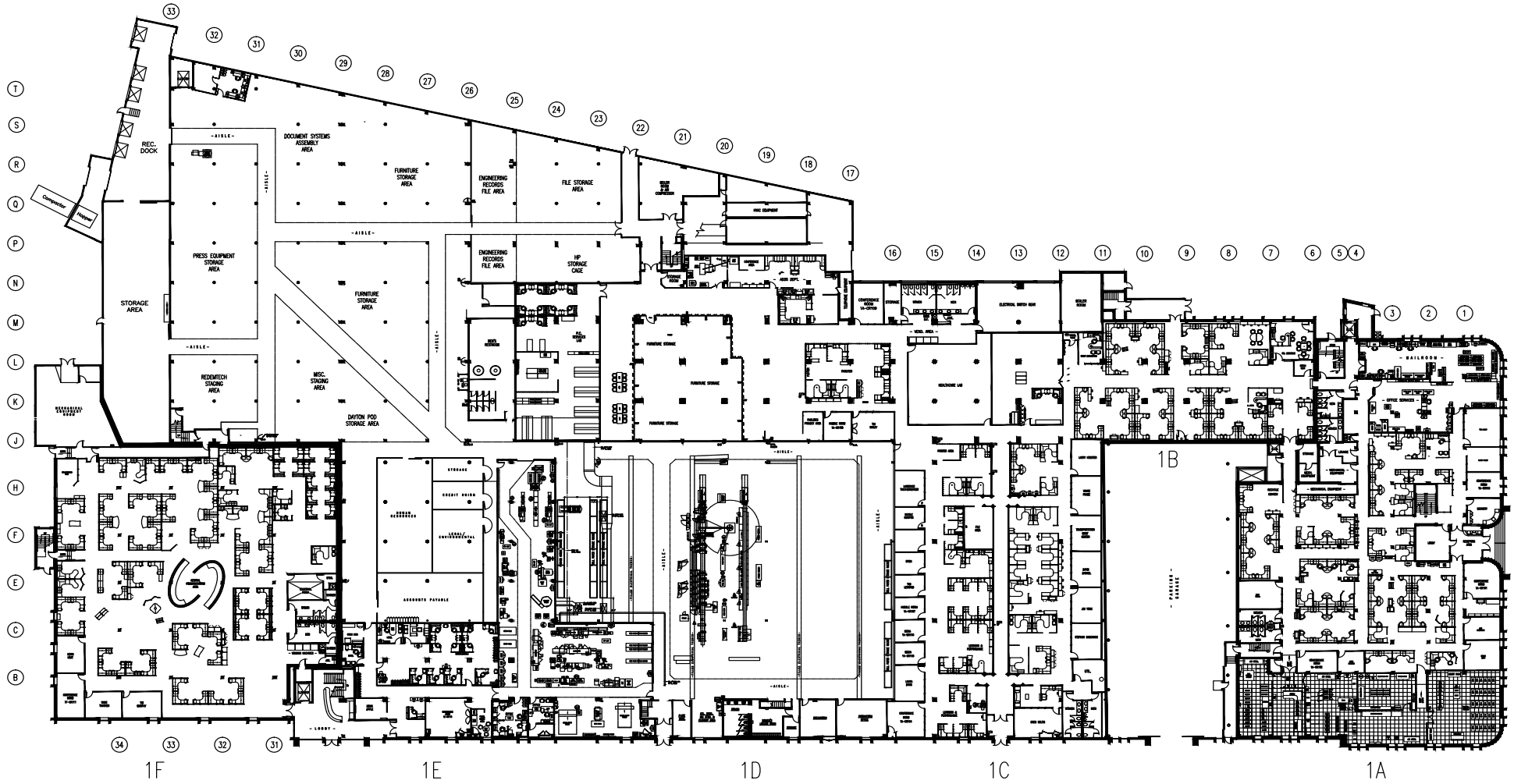
BUILDING 1 - FLOOR PLAN

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FIRST FLOOR



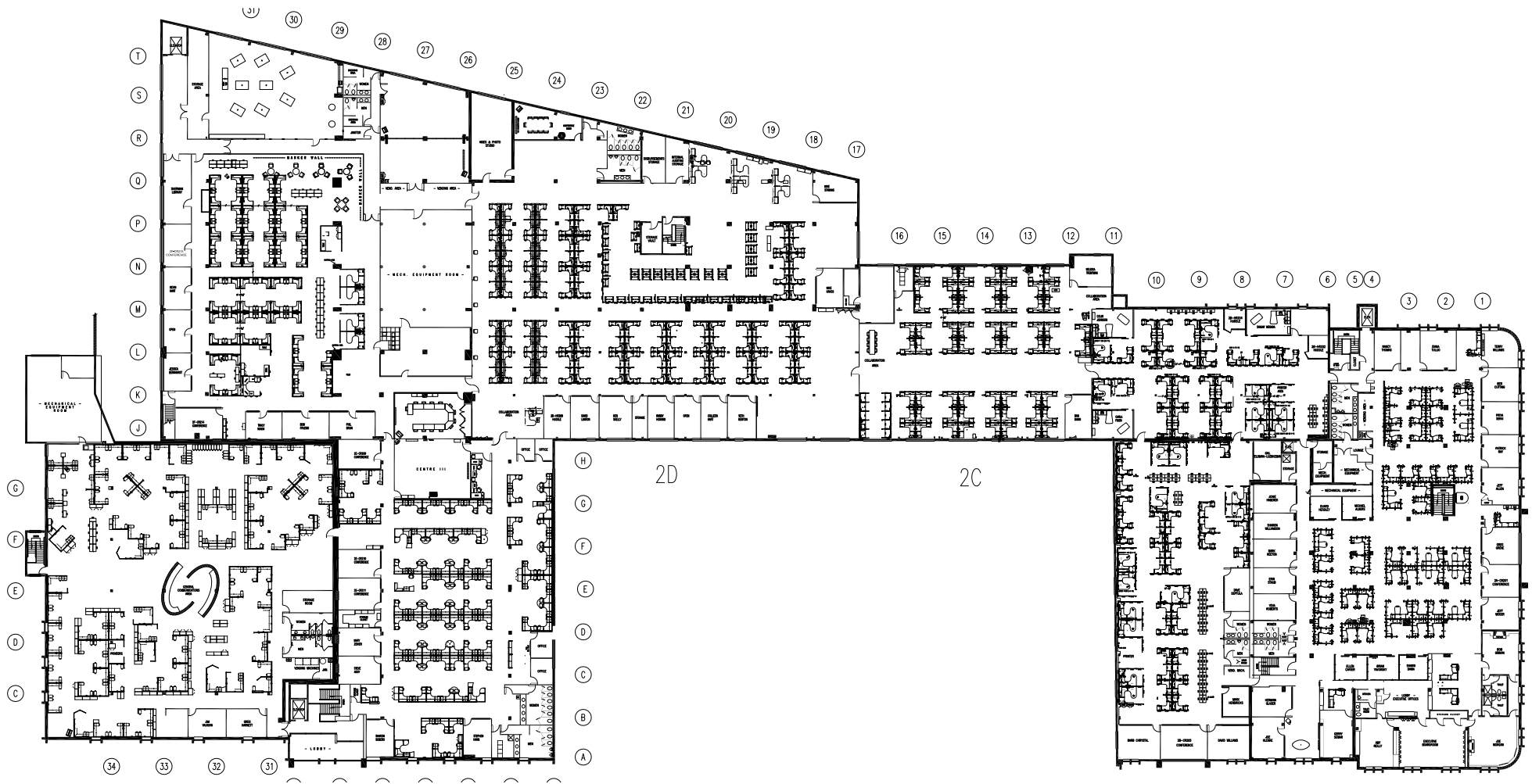
BUILDING 1 - FLOOR PLAN

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SECOND FLOOR

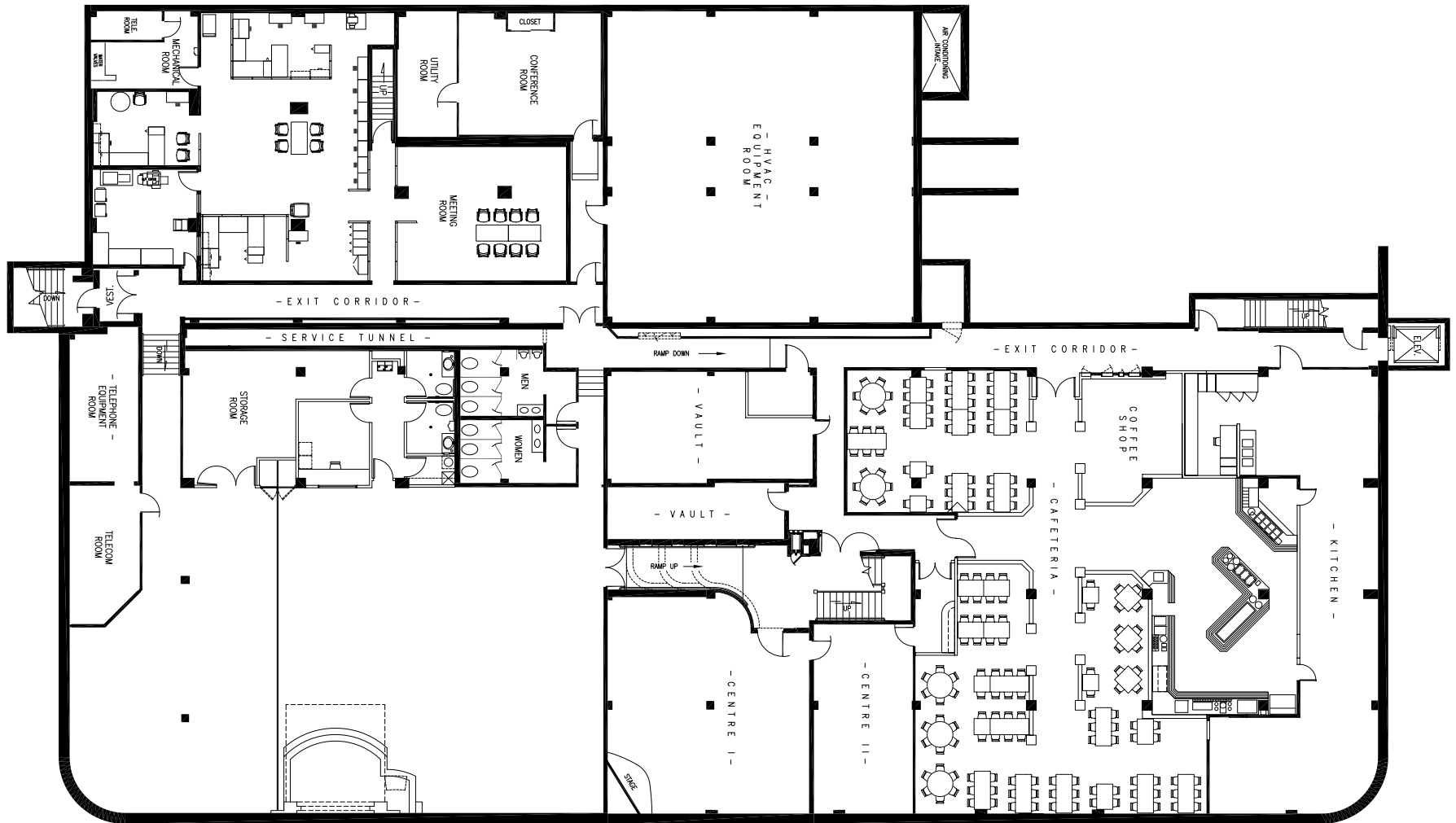


BUILDING 1 - FLOOR PLAN

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LOWER LEVEL

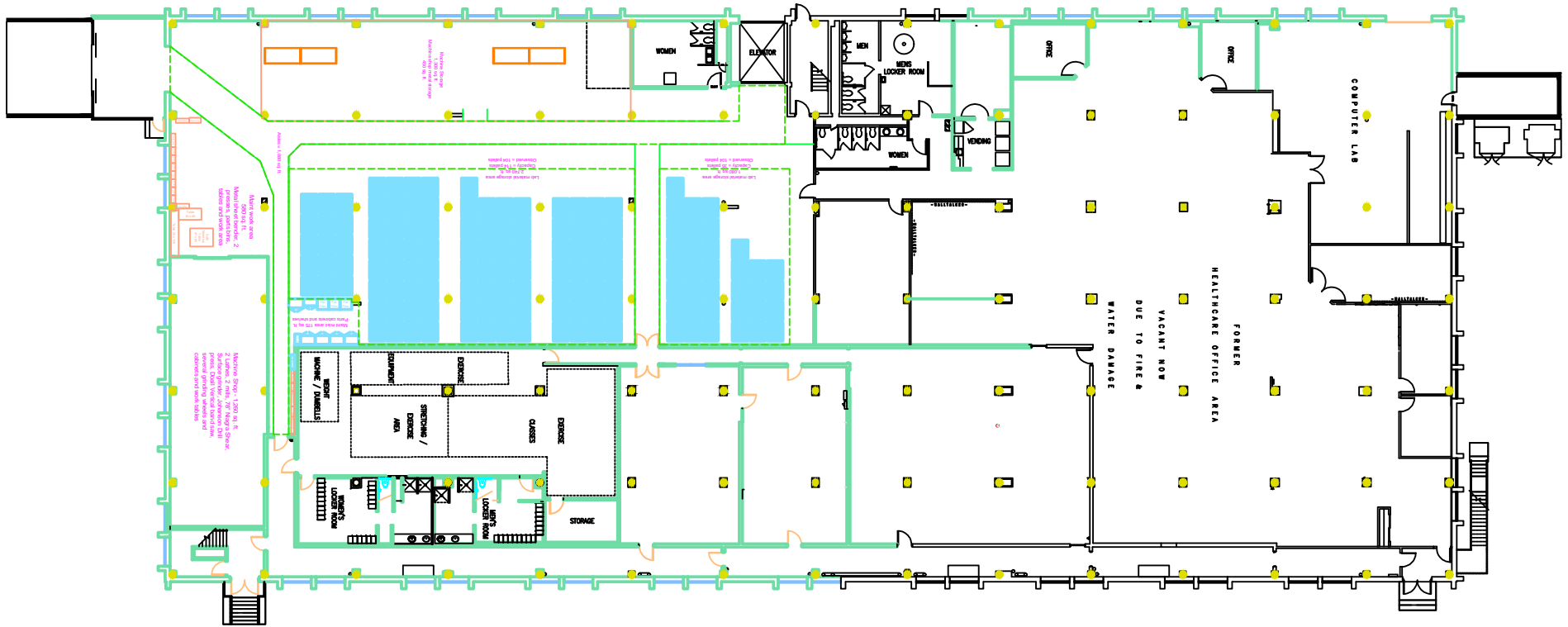


BUILDING 2 - FLOOR PLAN

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FIRST FLOOR

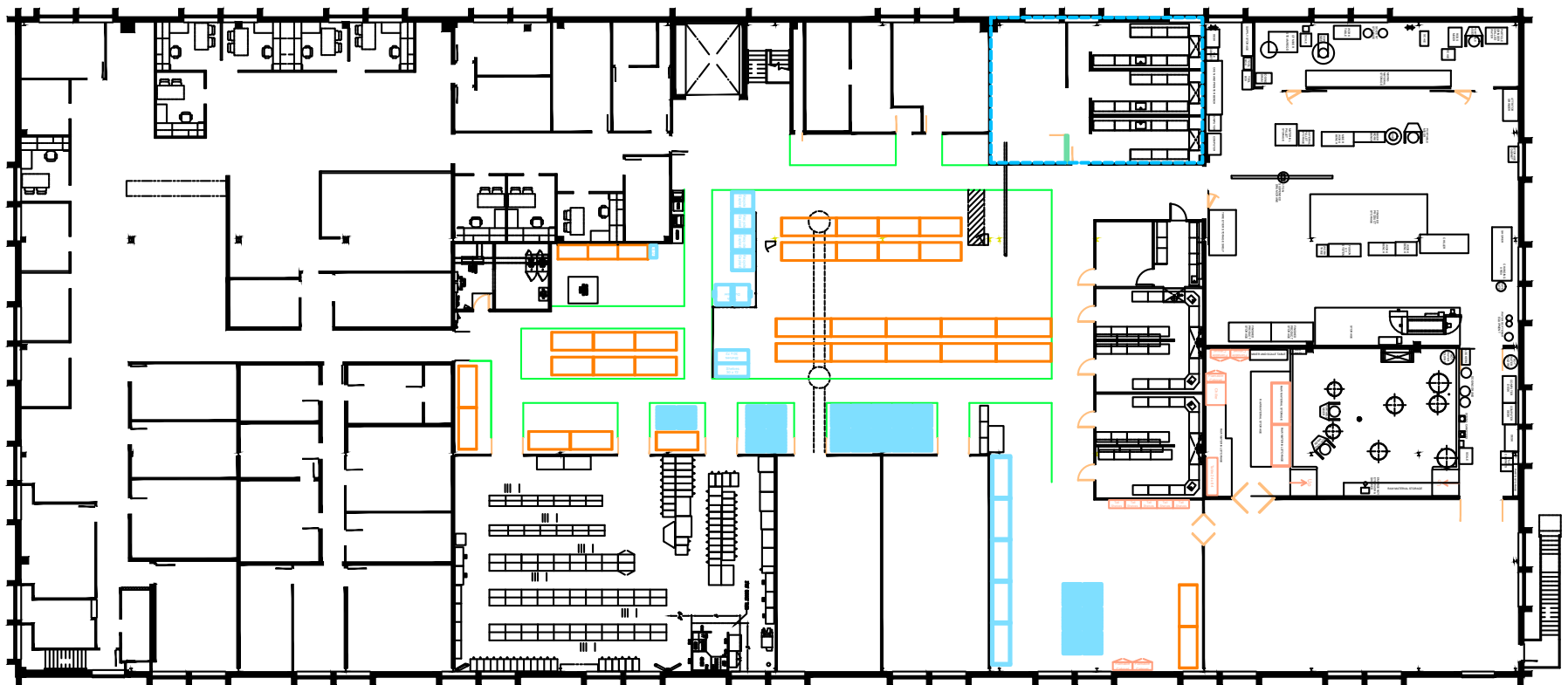


BUILDING 2 - FLOOR PLAN

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SECOND FLOOR



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PROPERTY PHOTOS



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