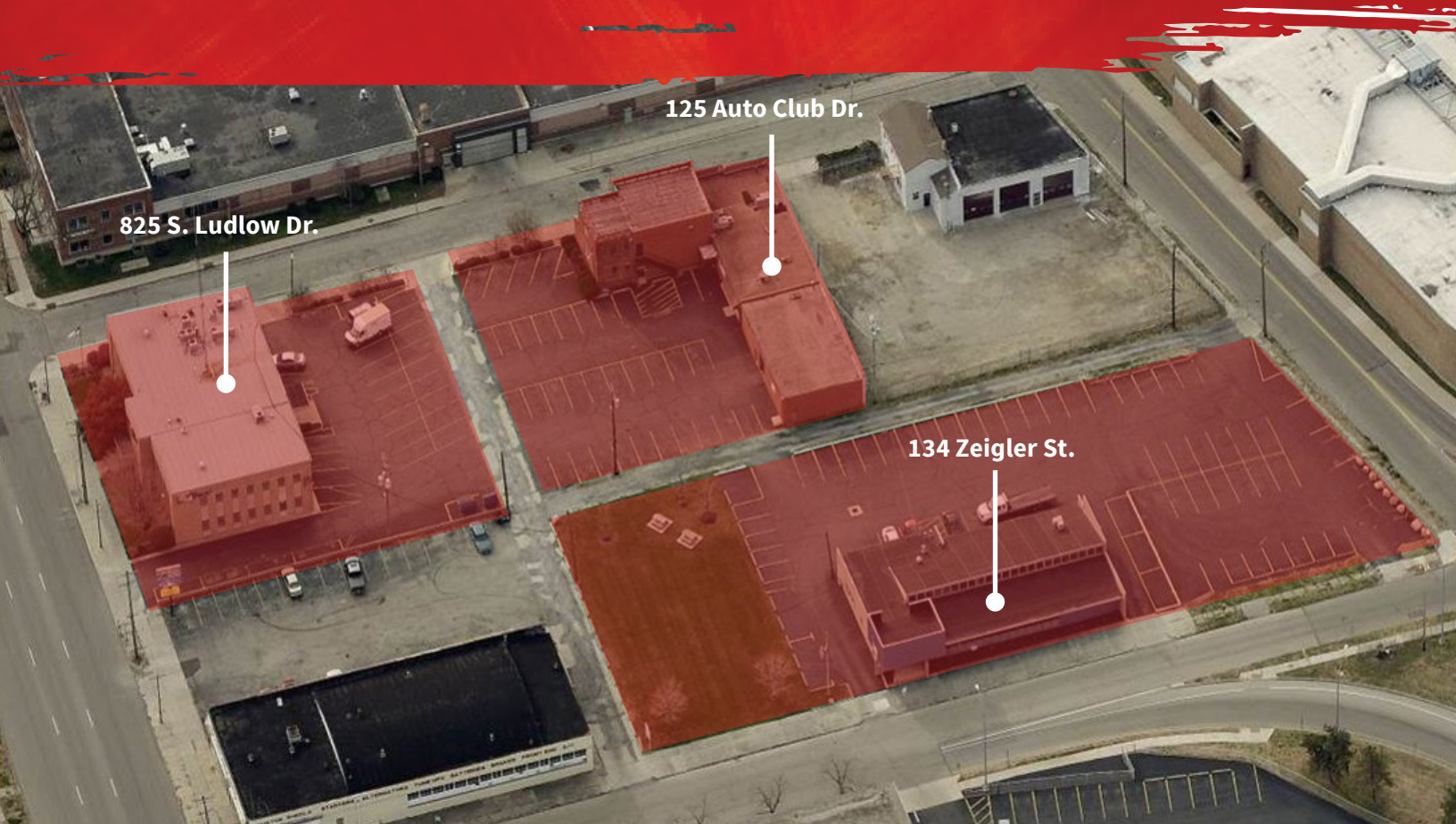


For Sale



Former AAA Ludlow Campus

- Three buiding campus
- 39,870 total s.f.
- 1.9778 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

825 S. Ludlow St.
134 Zeigler St.
125 Auto Club Dr.
Dayton, OH 45402

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

Tom Fairhurst
+1 513 297 2510
tom.fairhurst@am.jll.com

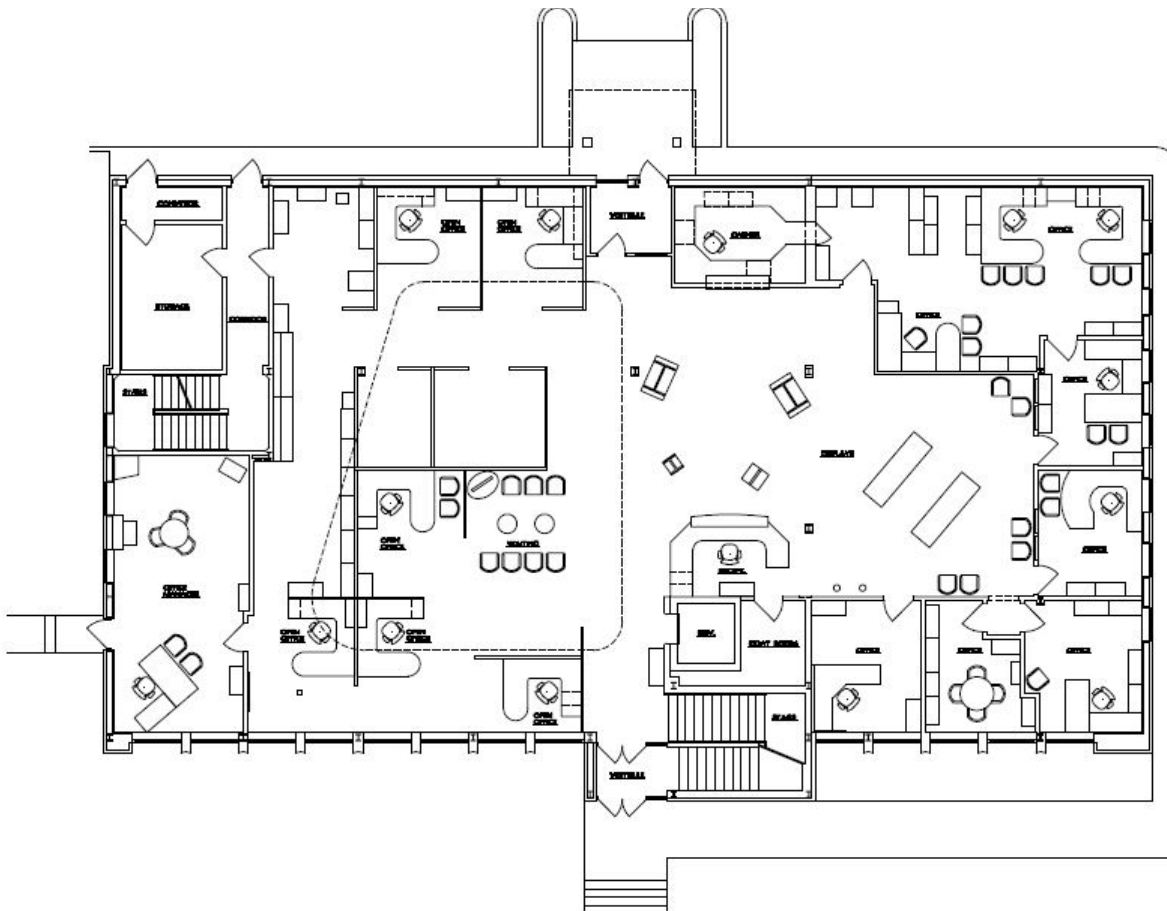


825 S. Ludlow Street

- 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

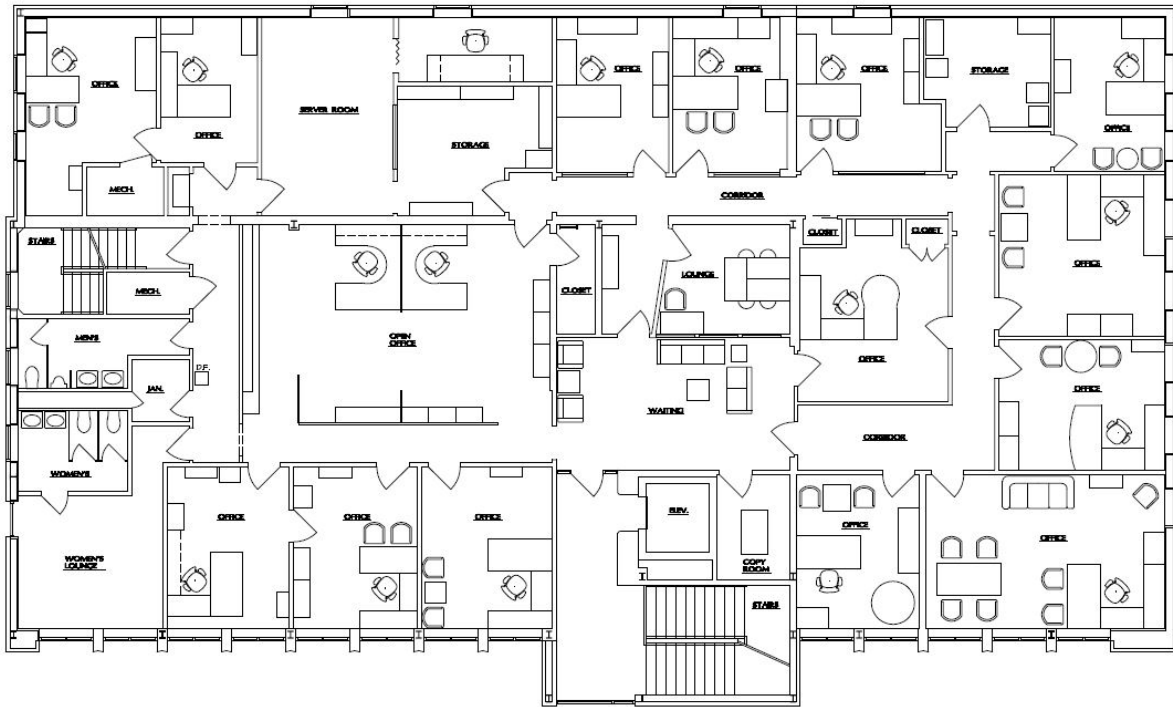


First Floor

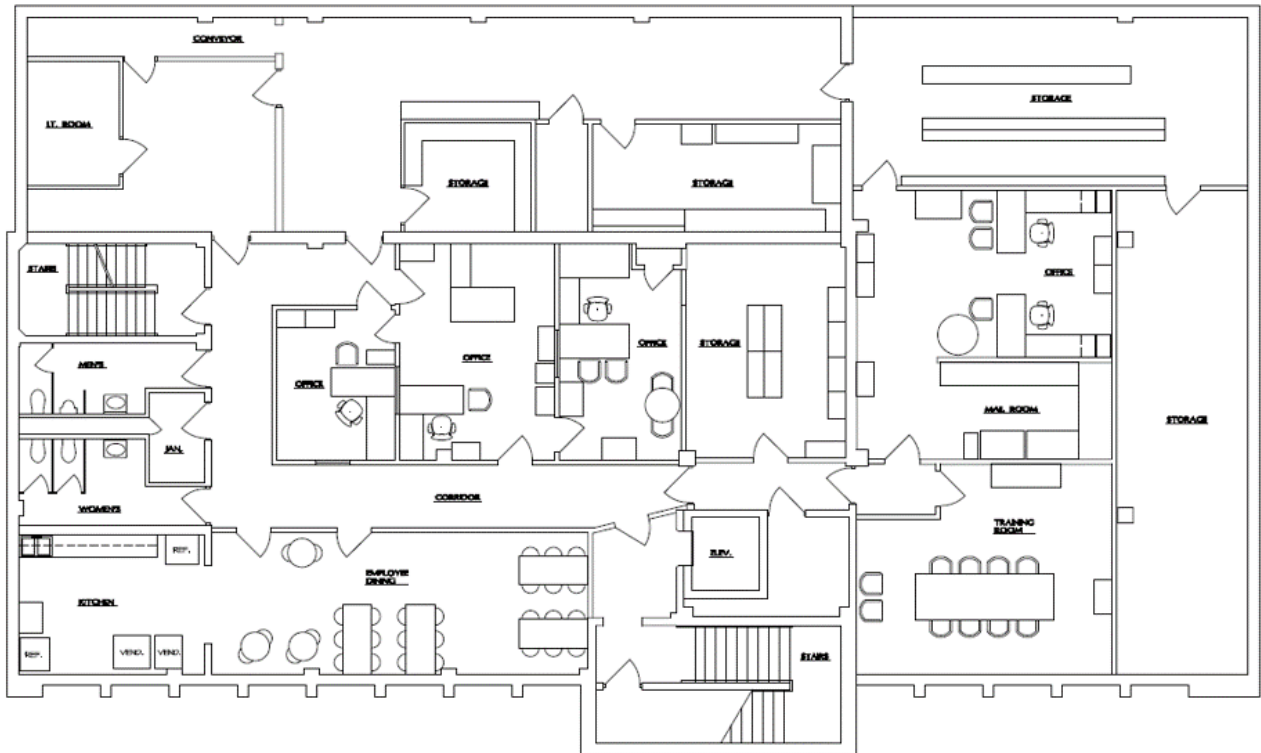


825 S. Ludlow Street

Second Floor

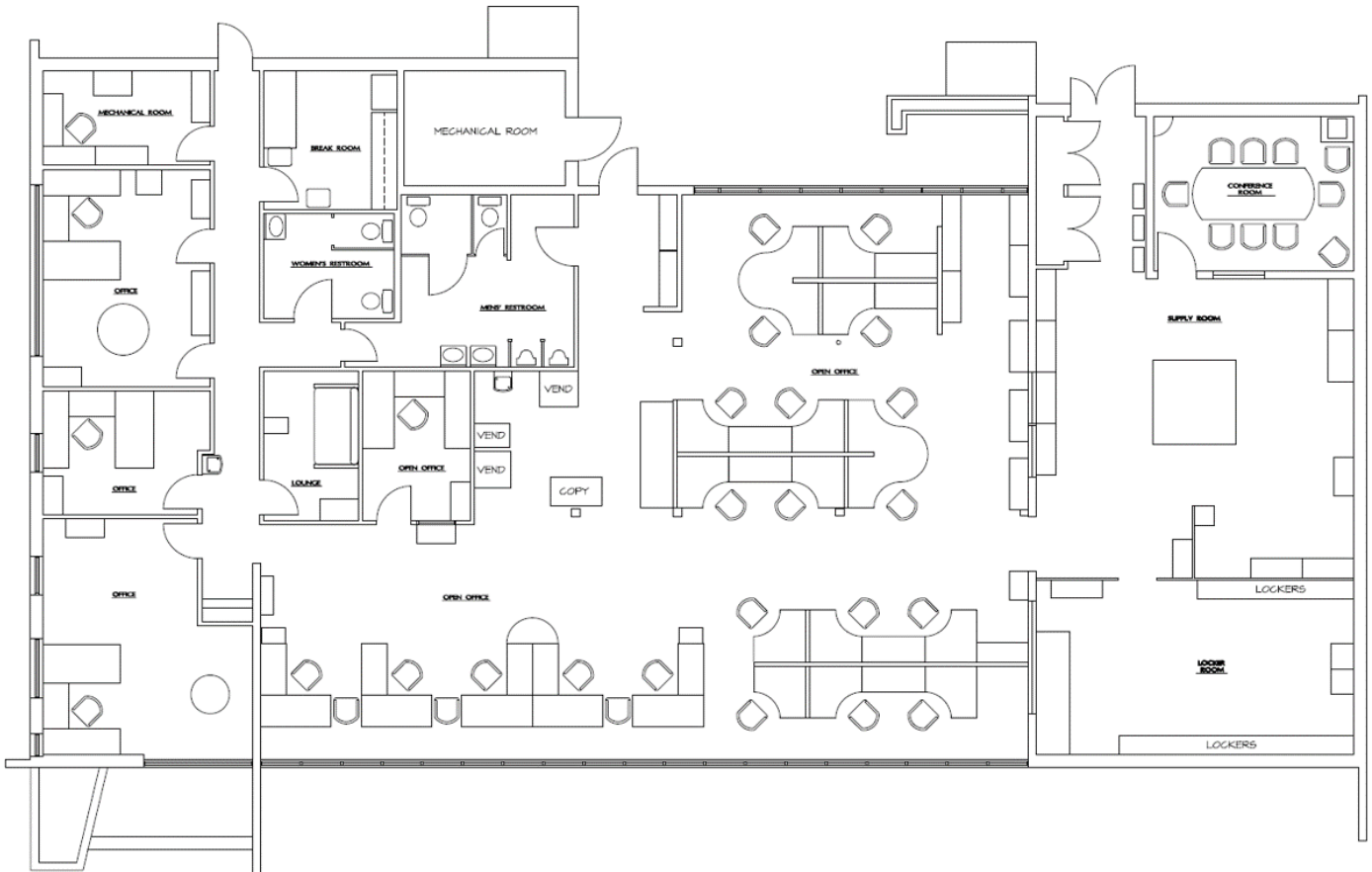


Finished lower level



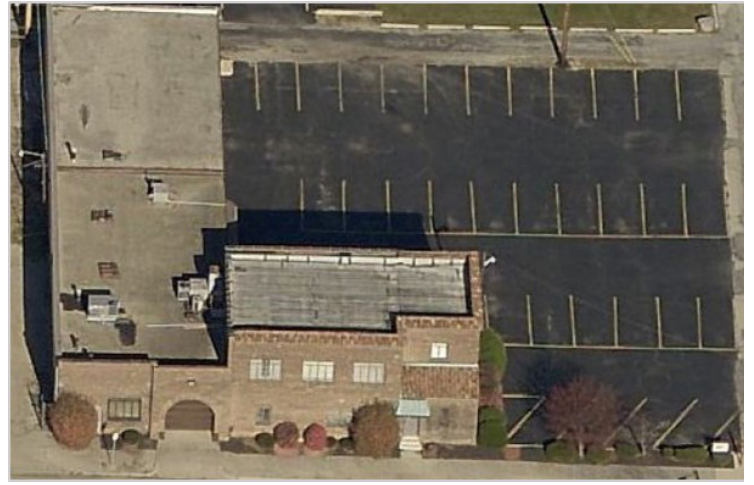
134 Zeigler Street

- 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 an/or outside storage



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



Location map



DISCLAIMER

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