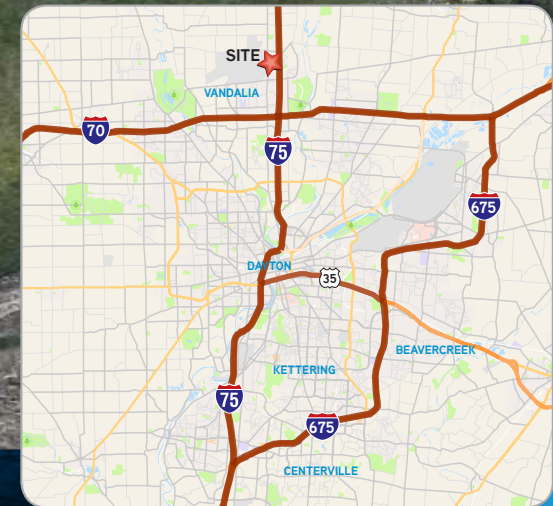


FOR LEASE | 250 NORTHWOODS BOULEVARD | VANDALIA, OHIO

colliers.com/cincinnati

Key Highlights

- 680,520 +/- total SF
- Manufacturing/
Warehouse with
large lot - divisible
- Minimum divisible to
100,000 +/- SF
- 82 +/- total acres
- 34 +/- excess acres
- I-75 frontage/visibility
- Adjacent to Dayton
International Airport
- 700 - 800 car parking spaces
- 16' - 20' clear heights
- 13 cranes - from 1 to 25 tons
- 14 +/- docks with the
ability to add more
- Heavy power



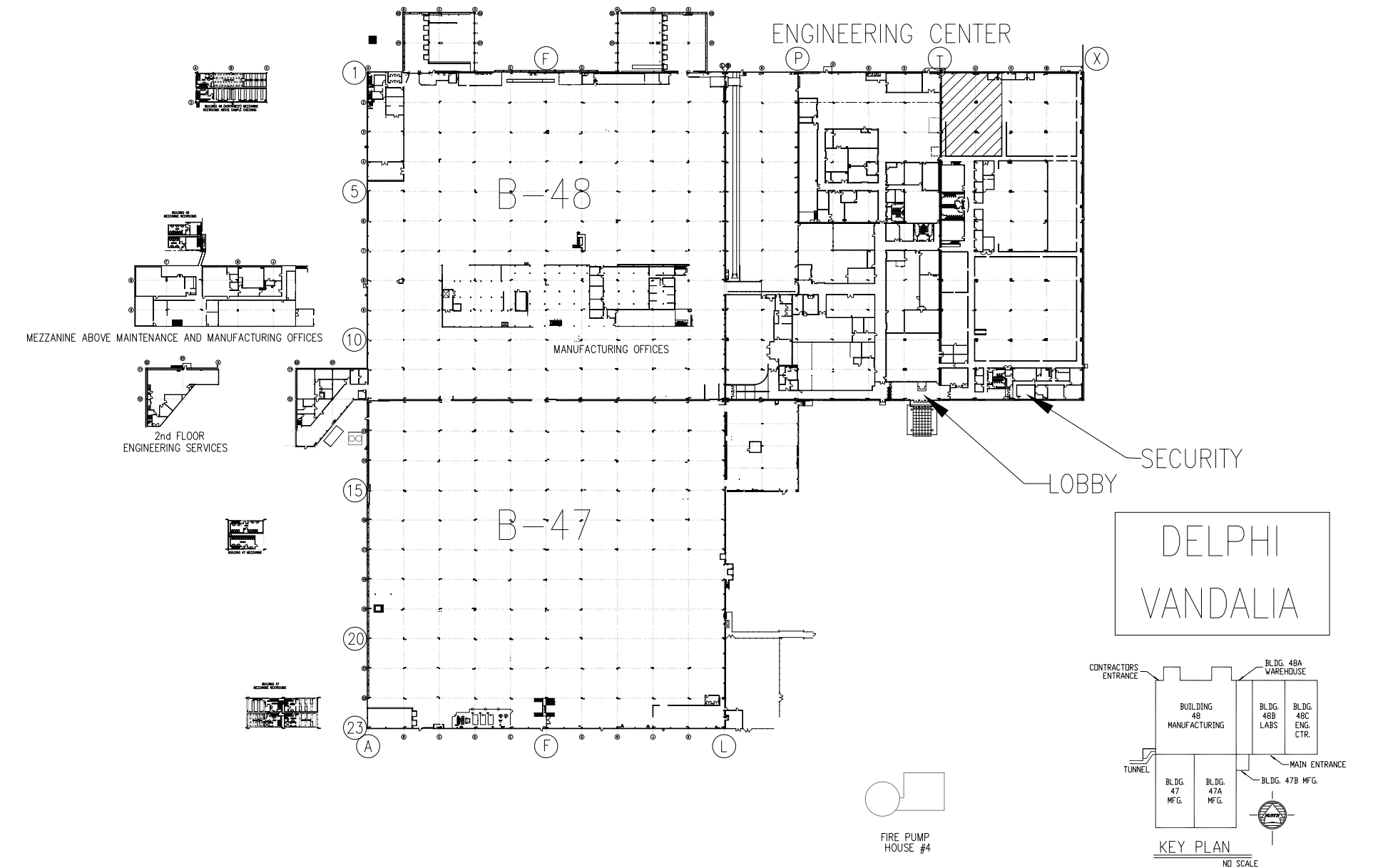
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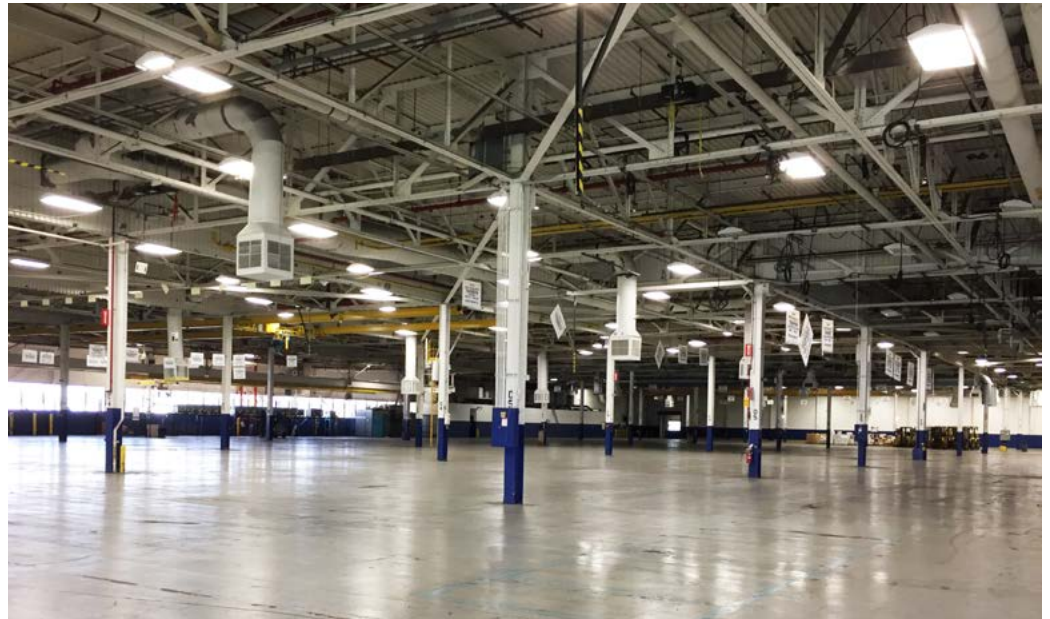
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SITE PLAN



Site Overview

- 680,520 +/- SF total
- Minimum divisible to 100,000 +/- SF
- 82 +/- total acres
- 34 +/- excess acres
- I-75 frontage
- Adjacent to Dayton International Airport
- 700 - 800 car parking spaces
- 16' - 20' clear heights
- 13 cranes - from 1 to 25 tons
- 14 +/- docks with the ability to add more
- Heavy Power

REGIONAL LOCATION

Address	250 Northwoods Blvd. Vandalia, OH
County	Montgomery
Light Mfg./ Warehouse SF	519,179 SF
Lease Rate Light Mfg./ Warehouse	\$2.00 - \$2.50/SF NNN
Office (Engineering Center)	86,407 SF
Lab Space	85,198 SF
Lease Rate Office/ Lab	\$5.50/SF NNN
Sprinklers	100% sprinkled, wet sysetm
Column Spacing	40' by 40'
Lighting	T-8
Drive-In Doors	Multiple

Middletown Logistics Center / Middletown, Ohio

colliers.com/cincinnati



NORTHWOODS BLVD.

Exit
64

75

N. DIXIE DRIVE

Approx. 34 Acres
for Expansion
or Lease/Sale

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