

FOR LEASE> INDUSTRIAL

250 |

NORTHWOODS BLVD.
VANDALIA | OHIO | 45377

CONTACT US

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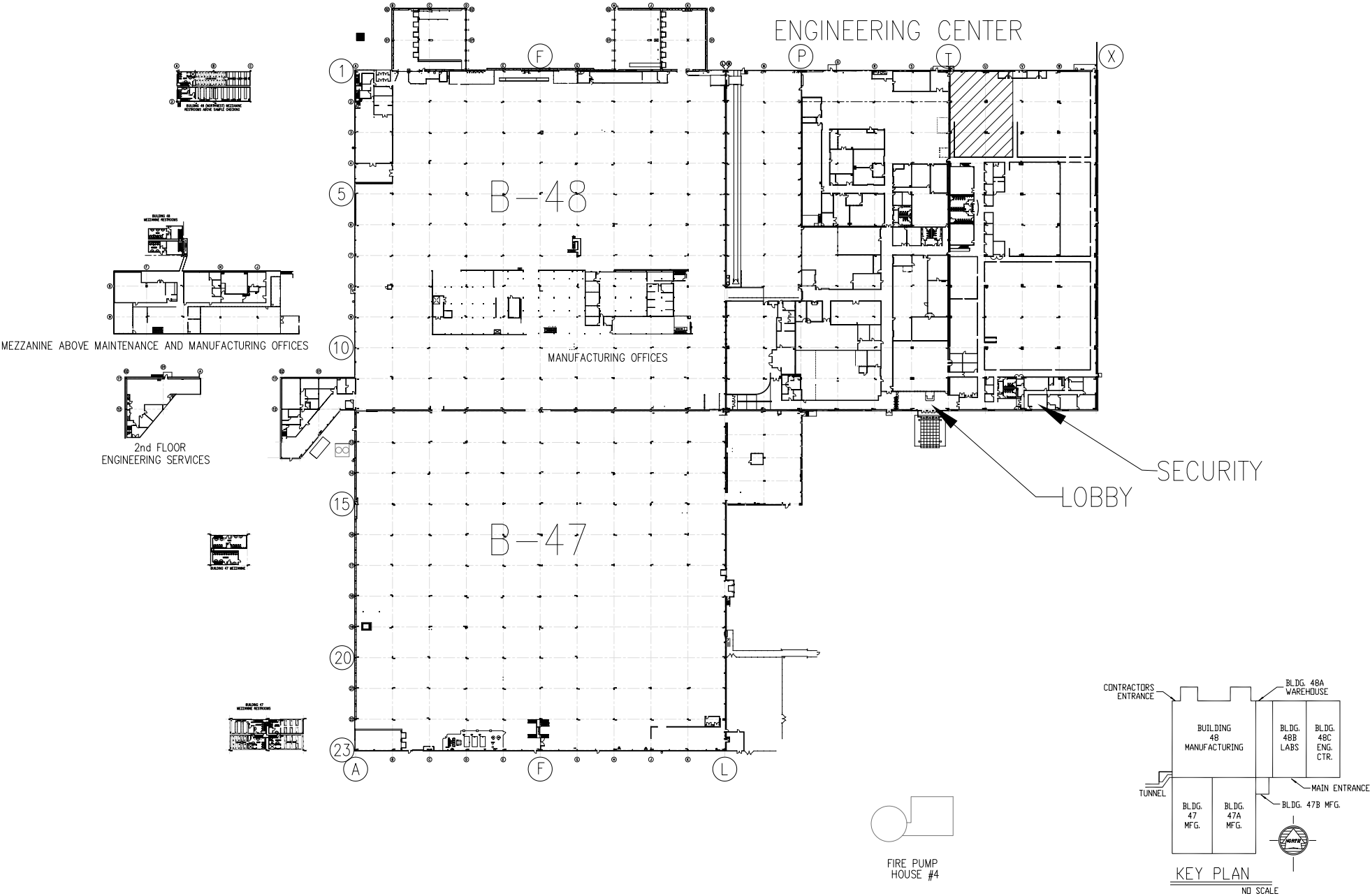
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Property Site Plan



Regional Location

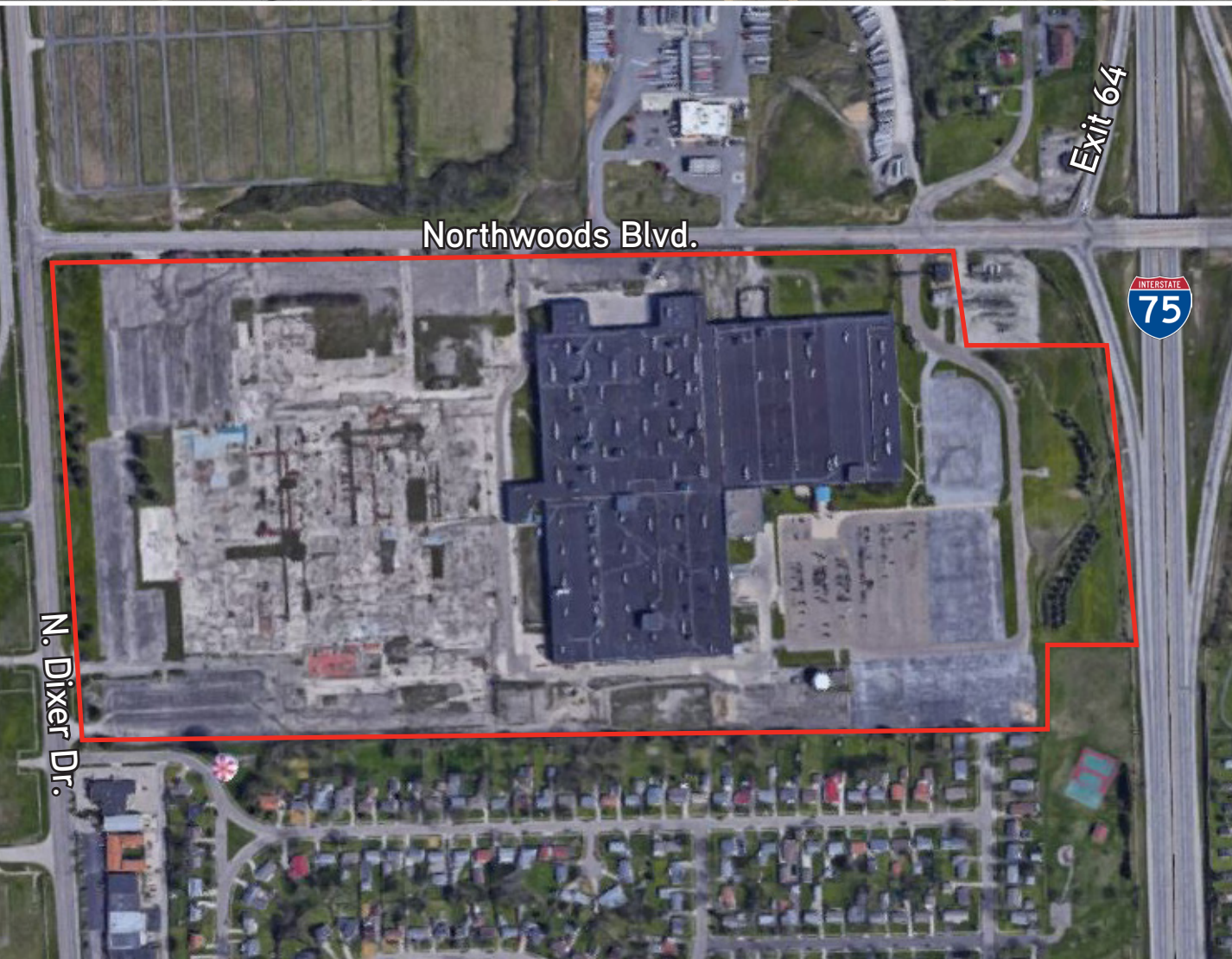


Key Highlights

- › 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

Site Overview

Address	250 Northwoods Blvd. Vandalia, OH
County	Montgomery
Light Mfr./ Warehouse SF	519,179 SF
Lease Rate Light Mfr./ 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



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