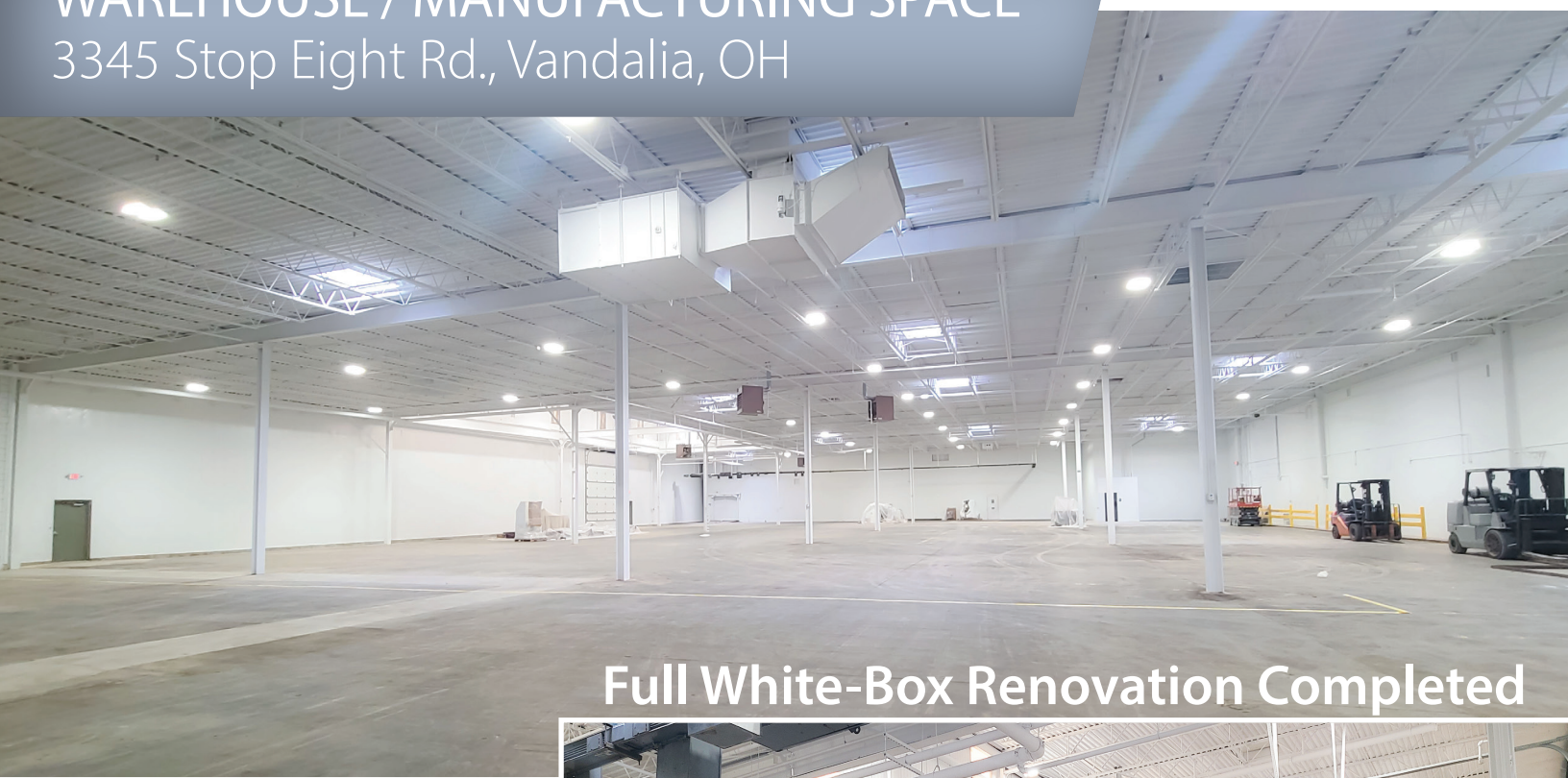


# WAREHOUSE / MANUFACTURING SPACE

3345 Stop Eight Rd., Vandalia, OH



## Full White-Box Renovation Completed

### Property Features

- Available: 30,366 SF
- 4 acres of paved outdoor storage
- Column Spacing: 40' x 40'
- Dock Doors: 1
- Drive-ins: 2
- Ceiling height: 21' - 34'
- Heavy Power
- Sprinklers: ESFR Wet System
- Easy access to I-75 and just South of I-70



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# WAREHOUSE / MANUFACTURING SPACE

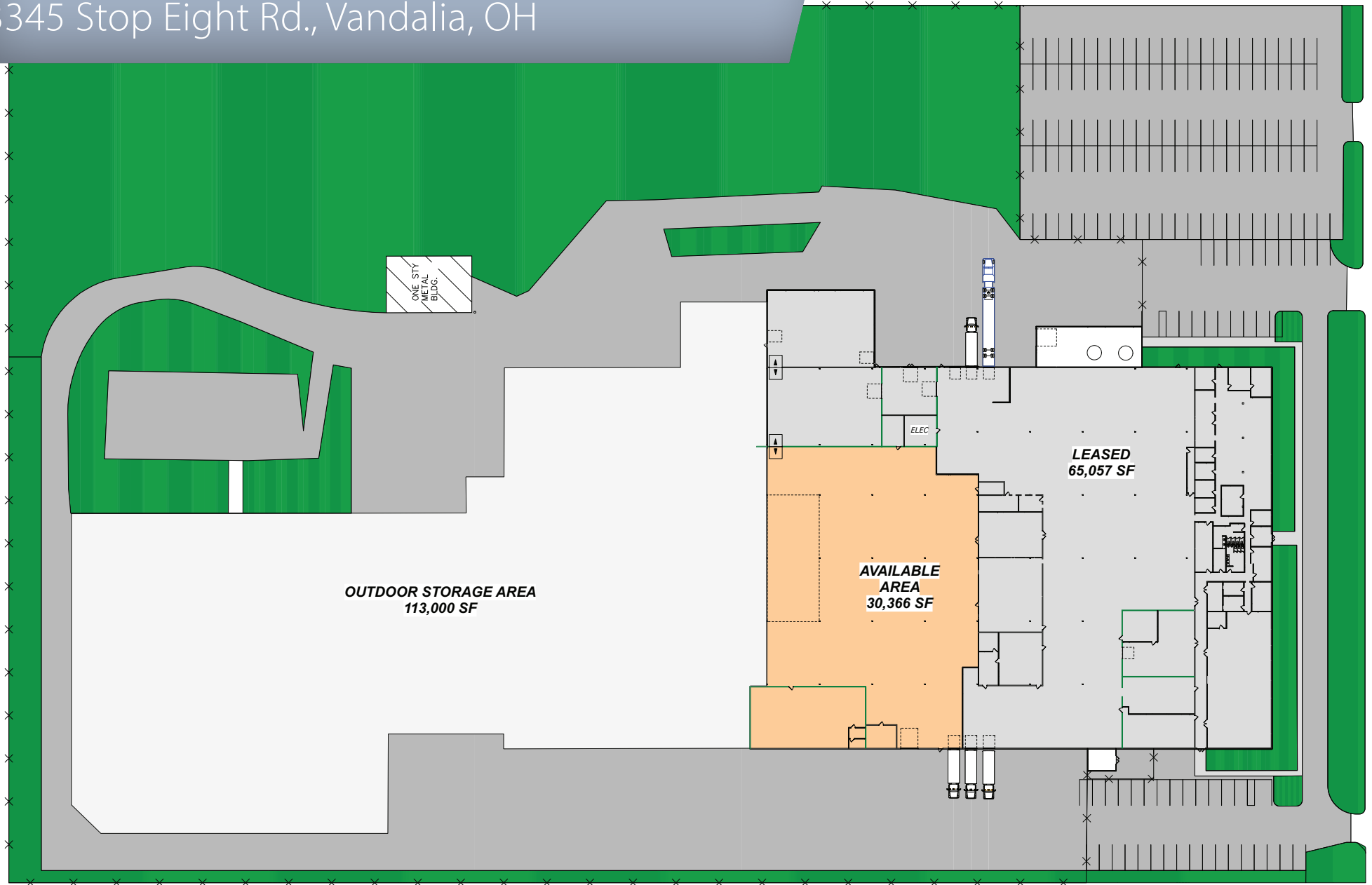
3345 Stop Eight Rd., Vandalia, OH

Location:	Vandalia, Ohio in Montgomery County	Deck Height:	23'-36'
Available Sq.Ft.:	30,366 SF	Auto Parking:	50+
Paved Outdoor Storage:	4 Acres	Restrooms:	1 Existing (expandable)
Warehouse Size:	30,366 SF	Sprinkler:	ESFR Wet System
Land:	13 Acres	Heating:	Gas Air Rotation
Zoning:	Industrial	Lighting:	LED
Highway Access:	Less than 1 mile to I-75	Power:	480V
Year Built:	1970/2021	Electric Power:	DP&L
Construction:	Insulated Steel and Concrete	Gas Provider:	Vectren
Column Spacing:	40x40	Water:	Vandalia
Bay Size:	8,000 SF	Sewer:	Vandalia
Floor:	6"	Drive-ins:	2 (expandable)
Clear Height:	21' - 34'	Docks:	1 (expandable)



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