

AVAILABLE
JANUARY 2023

PARK 70/75 BUILDING 10

3265 LOGISTICS LANE, DAYTON OH 45377



STRATEGIC LOCATION

Located near Dayton Airport and I-70/I-75



INSTITUTIONAL STANDARDS

400-Acre, Class A, master-planned industrial park



SUPERIOR LABOR

Superior labor compared to competing markets



COMPETITIVE INCENTIVES

15-year / 100% property tax abatement

FOR INFORMATION CONTACT:

DOUG WHITTEN

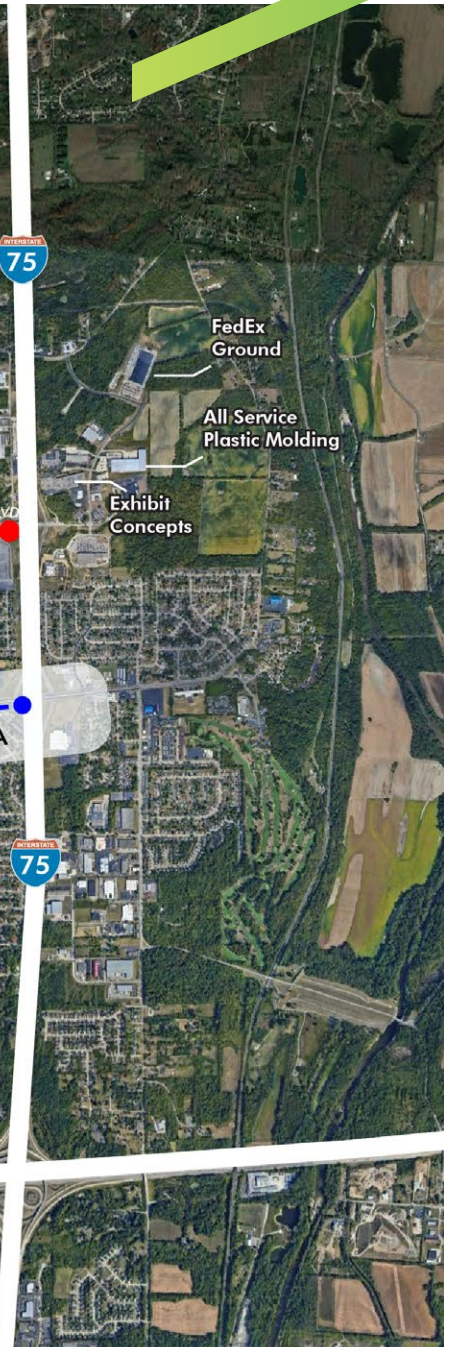
Senior Vice President

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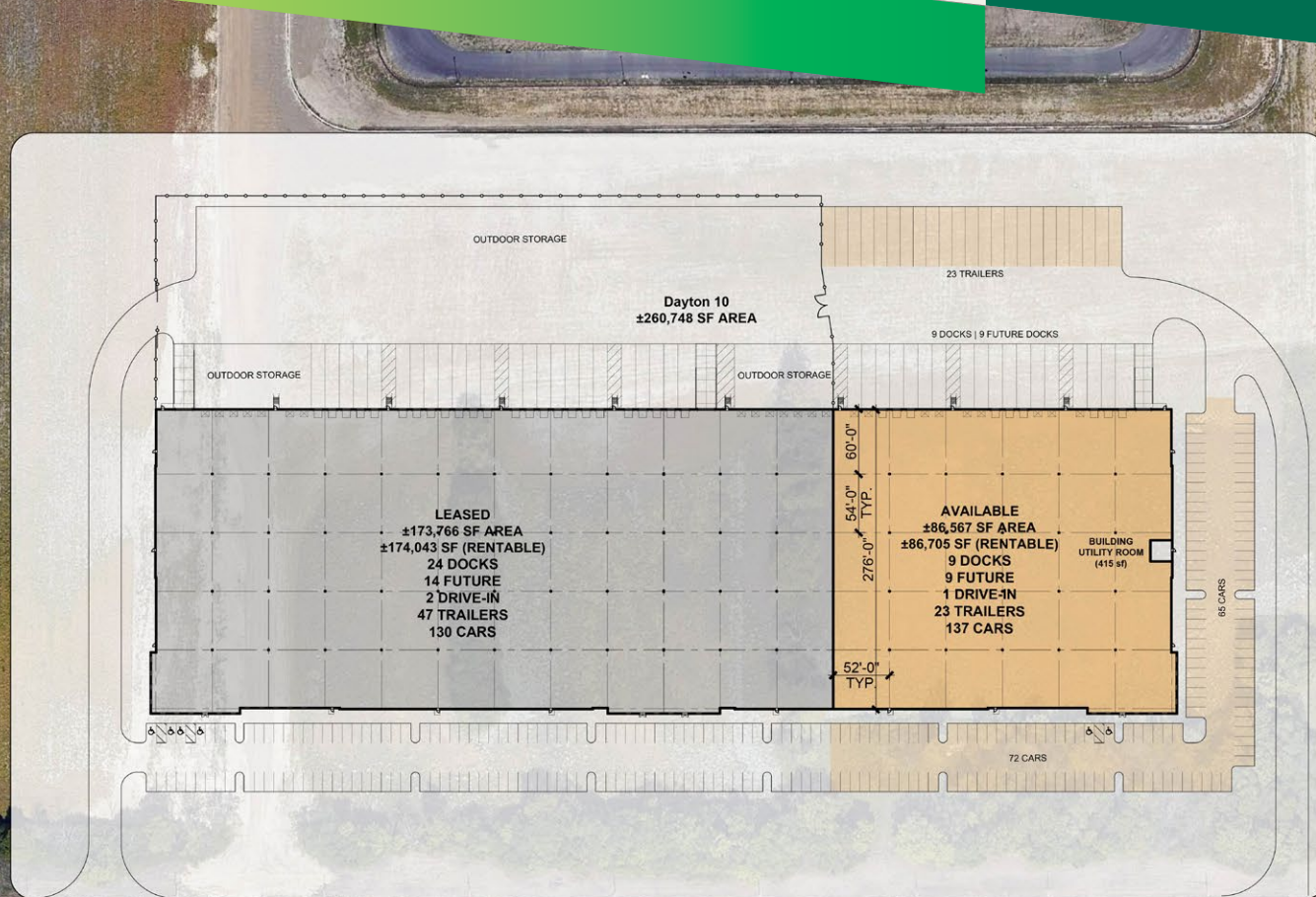




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Available SF	± 86,705 SF
Building Dimensions	276' x 312'
Office SF	To Suit
Clear Height	36'
Dock Doors	9 (9 Future)
Drive-in Doors	1
Bay Size	52'x54'
Staging Bay	60'
Truck Court Depth	185'
Parking	± 137 auto, ± 23 trailer
Floor Slab	7" non-reinforced concrete, 4,000 PSI
Sprinkler	ESFR
Lighting	LED with motion sensors, 30 FC; 30" AFF
HVAC	Direct-fired makeup air units interlocked with exhaust fans capable of providing 0.25 air changes per hour
Construction	Site cast tilt-up panels