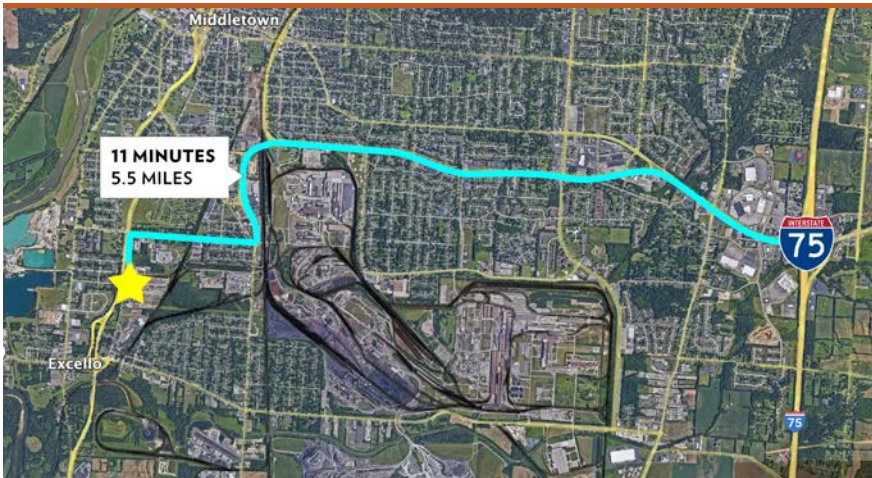


Dayton ←



2601 SOUTH VERITY PARKWAY MIDDLETOWN, OH 45044 – BUILDING 7 AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS



46,630 SqFt

- Located in City of Middletown 5.5 miles from I-75
- CSX railed service with track mobile on-site
- Outdoor storage and expansion available
- Additional docks and drive-ins to suit
- Crane capacity expandable. Two (2) – 10-ton bridge cranes
- Designated HUB and Enterprise Zone
- Divisible to 15,000 SqFt
- \$5.95/SqFt NNN + \$0.76/SqFt OpEx/CAM



CLICK HERE FOR AERIAL VIDEO

INFO@SQFTCOMMERCIAL.COM | (513) 843-1600 | SQFTCOMMERCIAL.COM



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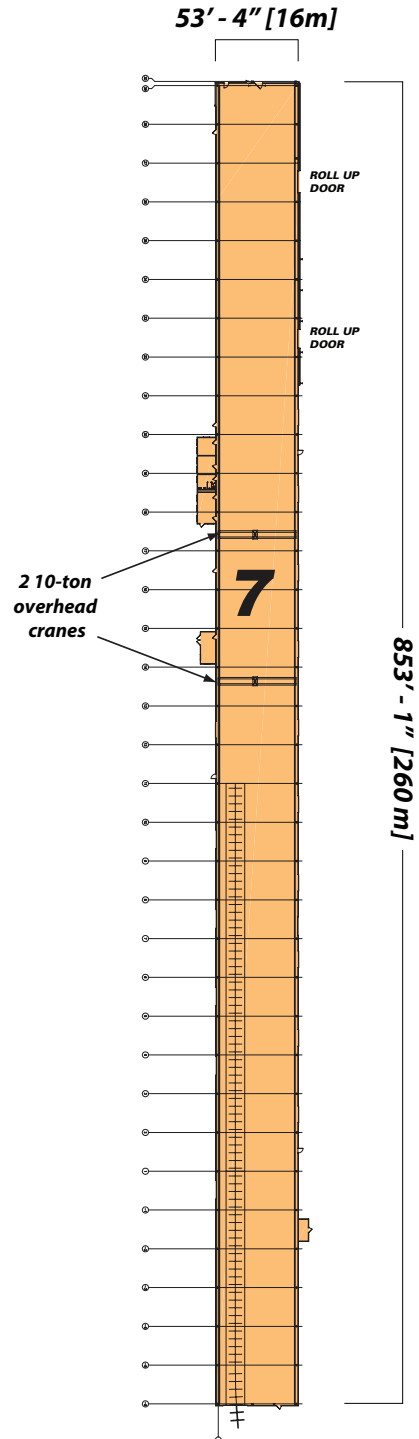
BROCHURE DESIGNED BY NICK TEDESCHI. CONTACT NICK AT HELLO@DESIGNEDBYNICK.COM OR 781-752-9699 TO DISCUSS YOUR MARKETING NEEDS.

MIDD CITIES INDUSTRIAL PARK BUILDING 7

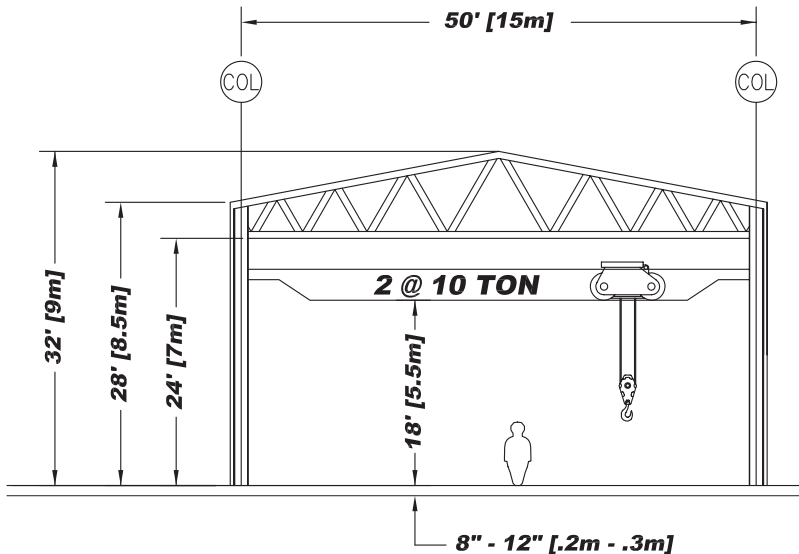
PROPERTY DETAILS

Total SqFt:	46,630
Length:	853'
Width:	53'
Eave Height:	28'
Clear Height:	24'
Crane Hook Height:	18'
Drive-in Door:	2 Drive Thru Roll-up Doors
Heat:	Gas/Air Rotation Systems
Floor Depth:	Varies 8"-12"
Crane Service:	Two 10-Ton Cranes
Outdoor Storage:	Available

FLOOR PLAN



CRANE SERVICE



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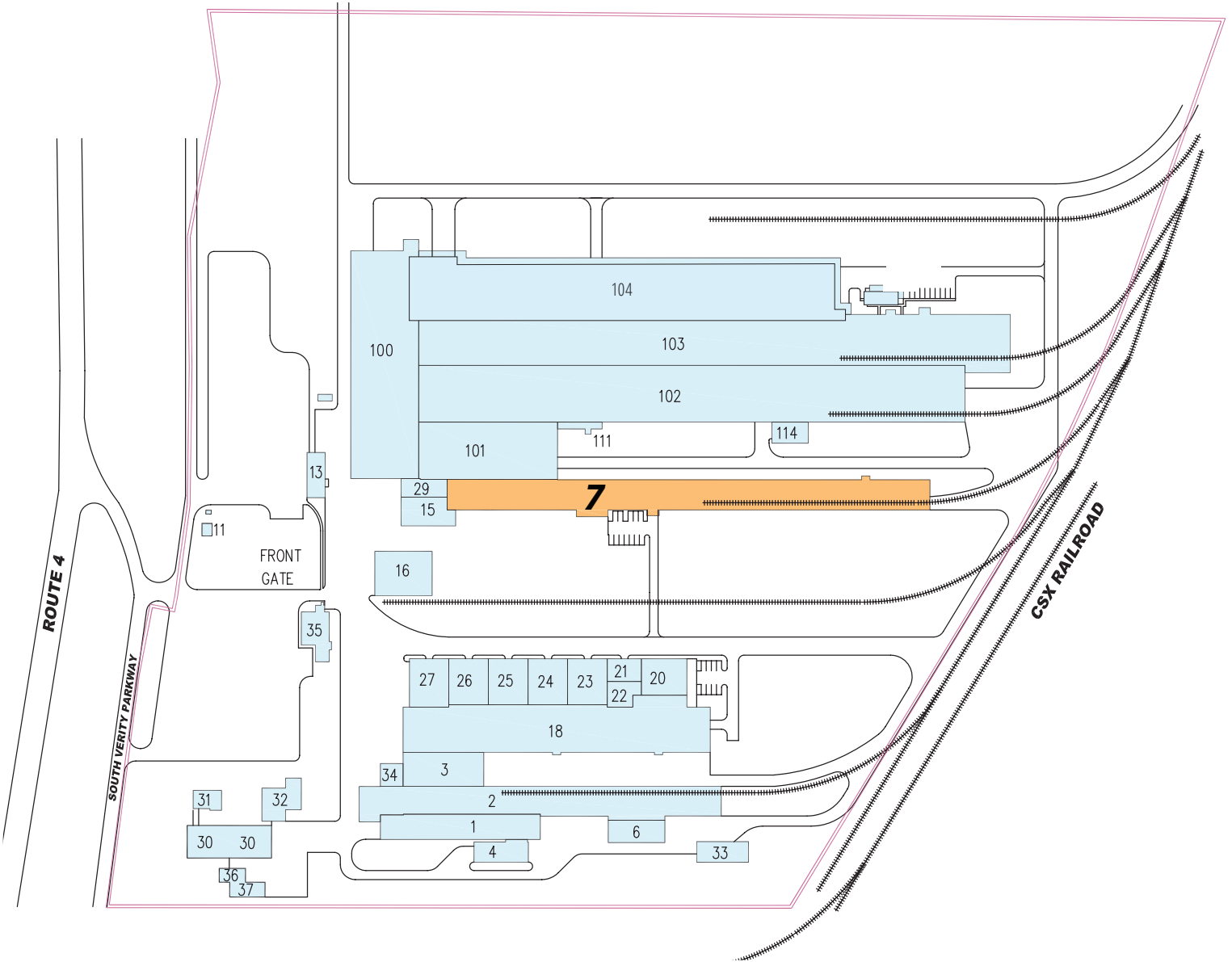
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MIDD CITIES INDUSTRIAL PARK

BUILDING 7

SITE MAP

BUILDING 7 - 46,630 SF (4,333M2)



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