

FOR SALE

Manufacturing / Warehouse

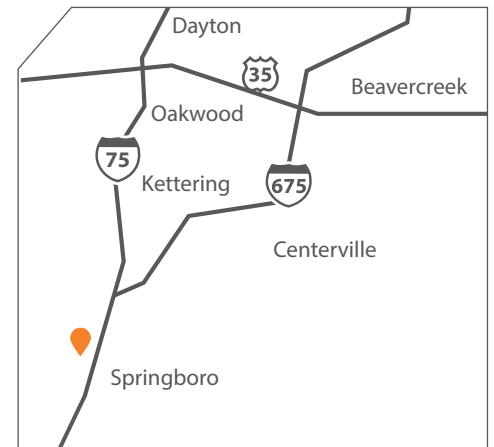
5000 Commerce Center Dr.
Franklin, OH
Warren County



BUILDING HIGHLIGHTS

- 252,000 SF Manufacturing / Warehouse Building
- Prominent Exposure - located directly off I-75
- 24' Minimum Clear Height with up to 60' clear in production area
- 13 Dock High Doors
- 1 Drive-In Door
- 6000 amps 480/277 volts 3 phase electric
 - Redundant infrastructure in place for secondary power feed
- Fully Air Conditioned

SALES PRICE: \$8,100,000



For more information, please contact:

Miller-Valentine Group Realty Services
137 North Main Street, Ste. 900
Dayton, OH 45402

- Steve Peters, SIOR
937.297.3243
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- Aaron Savino
937.297.3259
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INDUSTRIAL BUILDING FACT SHEET

Project Name:	Former Dayton Daily News Building
Proposed Use:	Manufacturing / Warehouse
Location:	5000 Commerce Center Drive City of Franklin Building fronts on I-75 with excellent signage and branding capabilities
Total Sq Ft:	252,000 Square Feet
Plant Sq Ft:	189,364 Square Feet
Year Built:	1998
Office Sq Ft:	- 27,160 SF First Floor - 35,476 SF Second Floor
Ceiling Height:	24' Minimum Clear with up to 60' clear Note: (25 Ton Overhead Crane in High Bay Area)
Total Acreage:	56.8 Acres
Parcel ID:	04214000230
Truck Loading:	Thirteen (13) Dock High Doors One (1) Drive-in Door
Construction:	Steel and Masonry Minimum 6" - 3,500 PSI Concrete Floors Single-ply EPDM mechanically fastened and standing seam roofs 100% Cooled and Heated 6000 amps 480/277 volts 3 phase electric Wet Fire Protection System with two separate water sources T-8 lights throughout Plant area
Sale Price:	\$8,100,000



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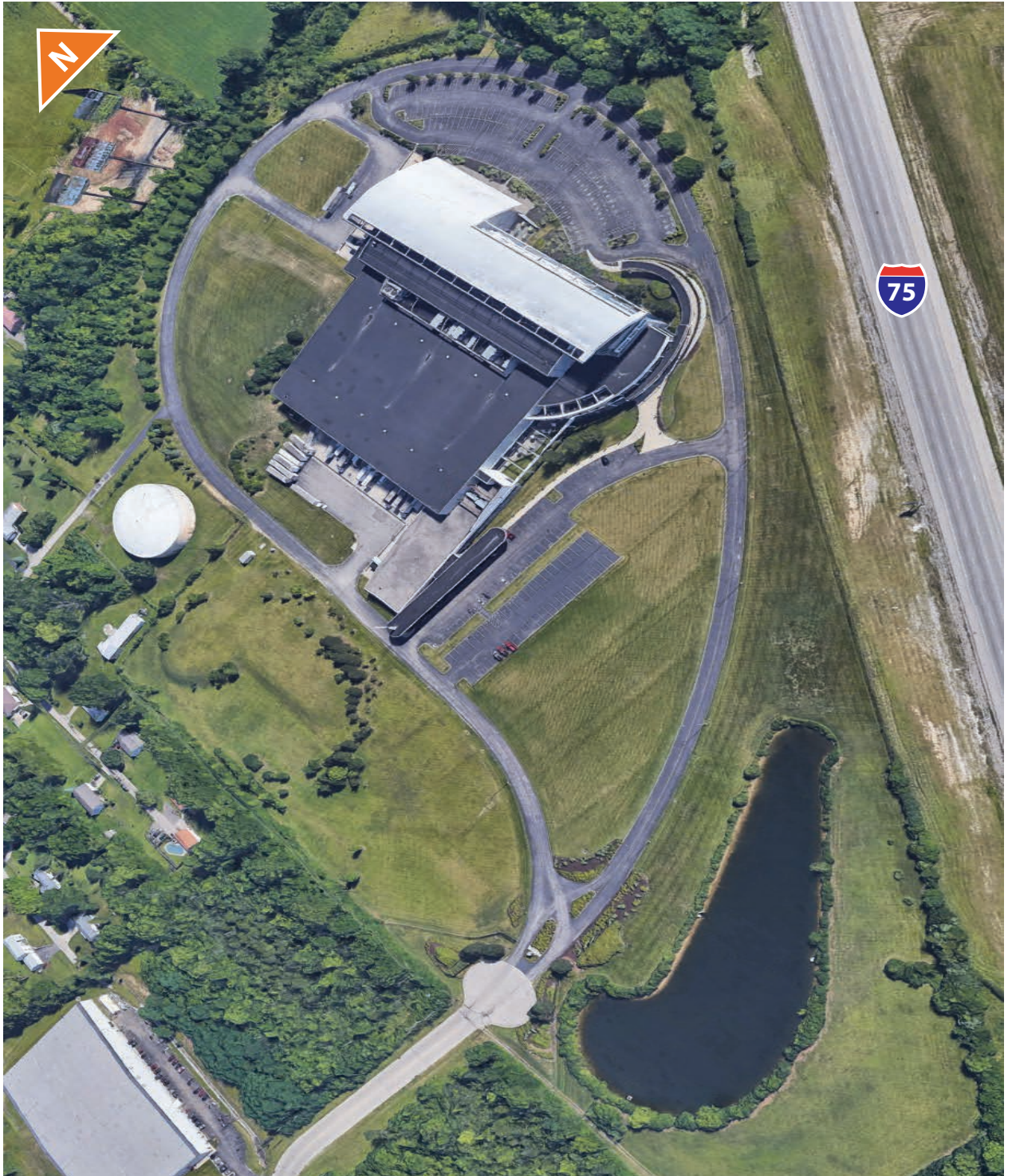
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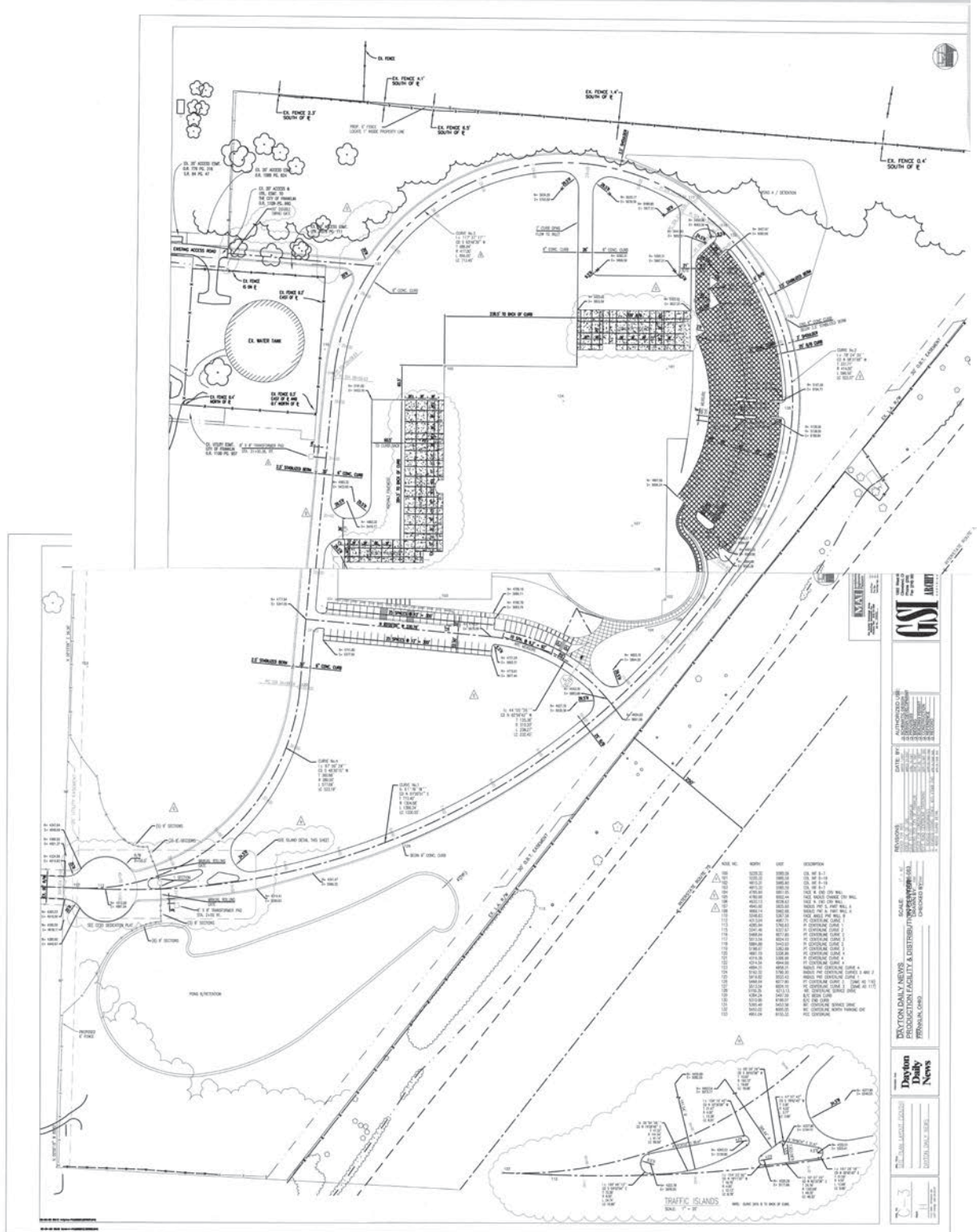


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SITE PLAN



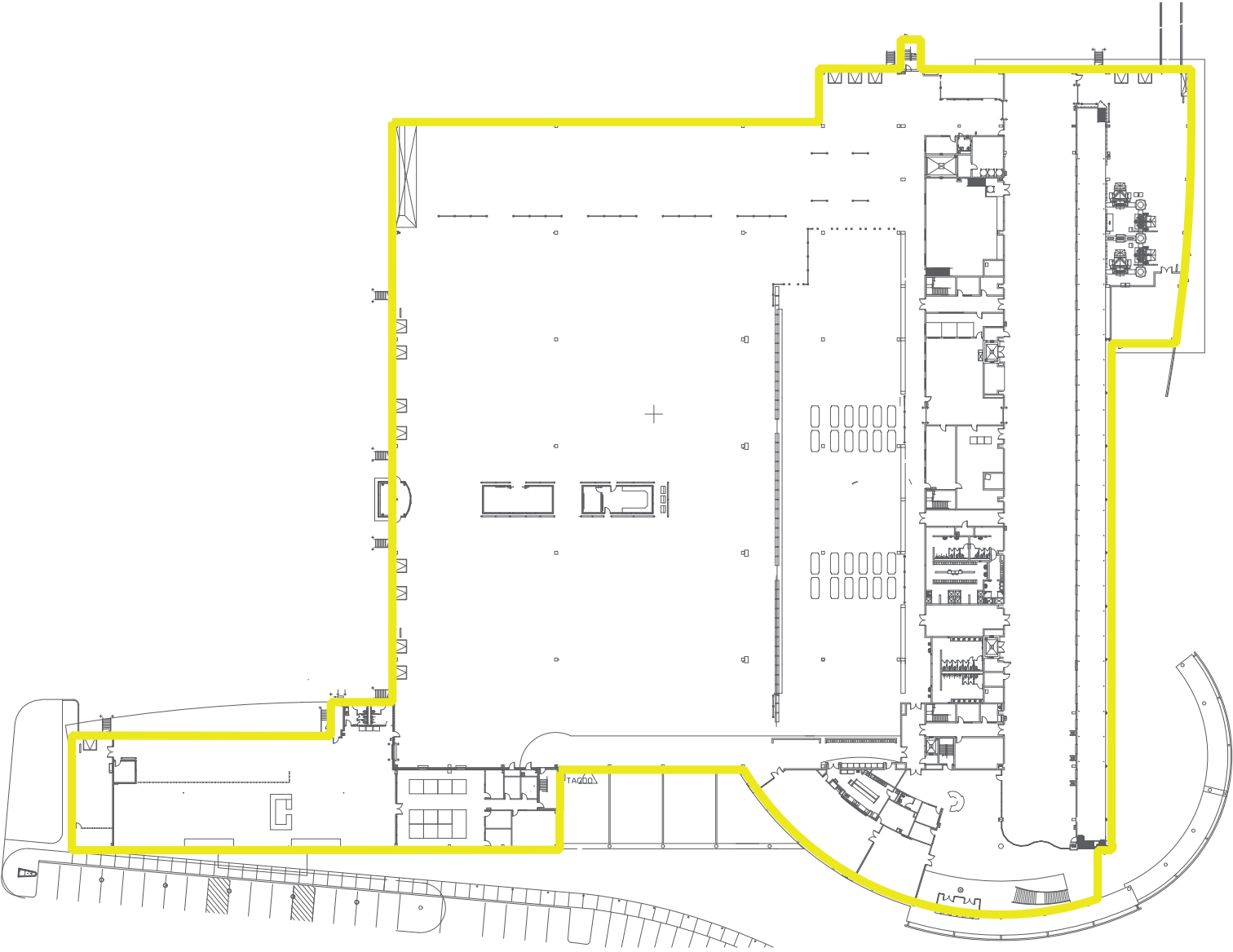


Realty Services

FOR SALE Manufacturing / Warehouse

5000 Commerce Center Dr.
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FIRST FLOOR PLAN | 188,345 SF



Information should be deemed reliable but not guaranteed, all representations are approximate, and individual verification is recommended.

EXPERIENCE THE DIFFERENCE

www.mvg.com



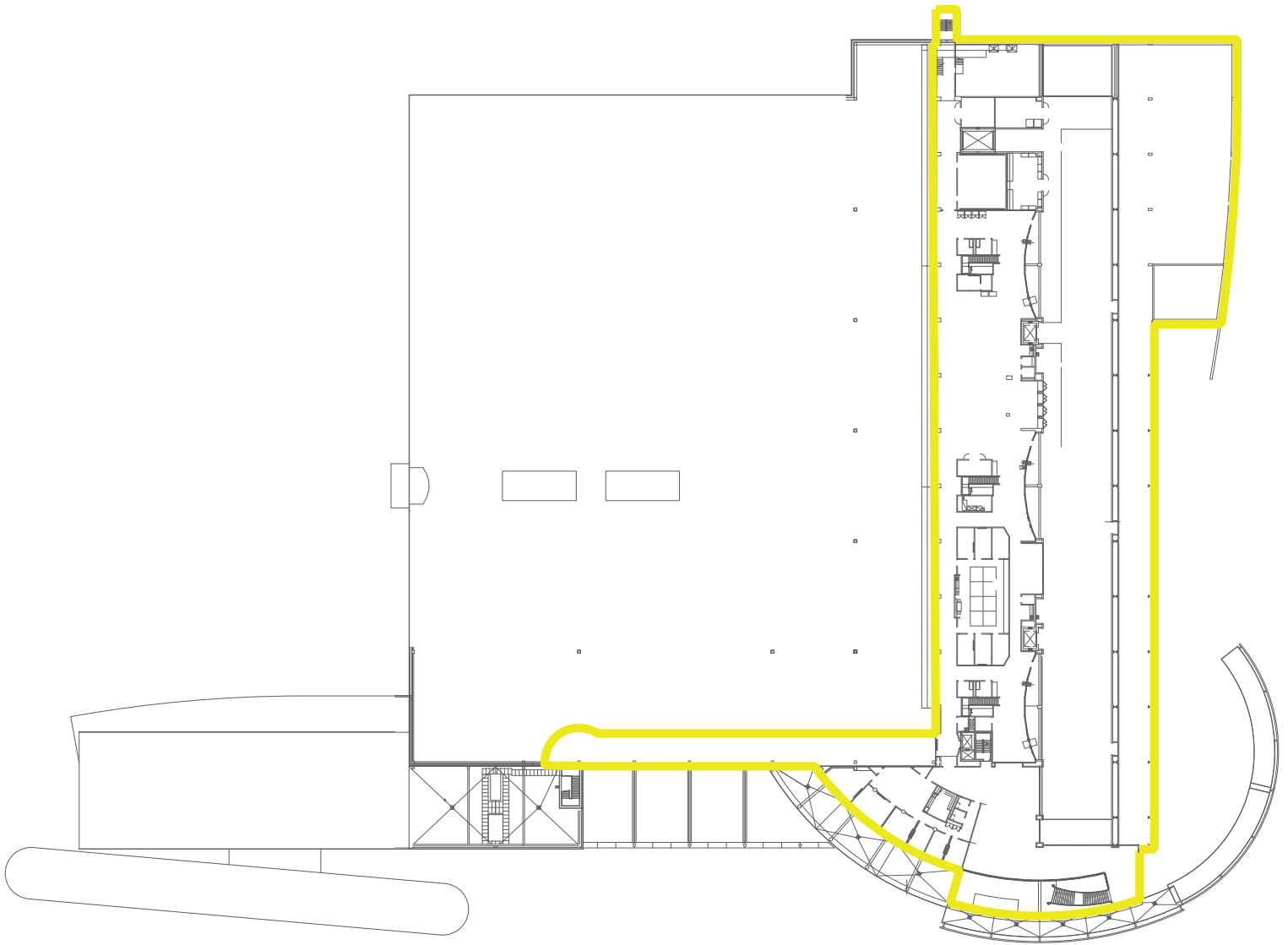
Realty Services

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SECOND FLOOR PLAN | 68,540 SF



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