

AVAILABLE

Professional Office Space in North Dayton— Excellent I-75 Exposure



*7200 Poe Avenue, Vandalia,
Montgomery County, OH 45377*



Gem Real Estate Group

Amanda Cox
937.228.2800 ext. 3021
cox@gemcompanies.com

137 N. Main Street, #900
Dayton, OH 45402

gemcompanies.com

Description:

Excellent opportunity to locate your office at the crossroads of I-70 and I-75 in Vandalia, just north of Dayton. Former IAMS headquarters offers modern, move-in ready office space on the first and second floors. Elevator service, ADA and ample parking in asphalt lot. Convenient location close to restaurants, shopping and services. Office furnishings available.

Building Area:

Approximately 56,000 SF

Space available:

Approximately 18,000 SF on first and second floors

Year Built:

1984

Electric:

480V/3 Phase

Location:

Poe Avenue, just off I-75 at the Wyse Road Exit.

Zoning:

O/IP, "Office/ Industrial Park"

Construction:

Fire resistant frame, Masonry