

122,00 SF FOR SALE OR LEASE



1255 ARCHER DR | TROY, OH 45373



1255 ARCHER DR

BUILDING SPECS

BUILDING (SQ. FT.)

±122,000

OFFICE SQFT

10,000

CLEAR HEIGHT

15' - 16'6"

SPRINKLER SYSTEM

Wet

OUTDOOR STORAGE

available

POWER

480V, 1,000
kVA & 2,000
kVA

AUTO PARKING

84

DOCKS

10

DRIVE INS

3

CRANE

7- ton

LEASE RATE

\$4.50/SF/NNN

TAXES

\$1.06/SF

ZONING

B2- GENERAL BUSINESS DISTRICT

Permits manufacturing, warehousing, and industrial operations alongside commercial enterprises, creating a dynamic business ecosystem

- ✓ WAREHOUSING
- ✓ DISTRIBUTION
- ✓ MANUFACTURING
- ✓ BUILDING MATERIAL SALES
- ✓ MANY OTHER USES



Arthur Rd

Arthur Rd

Archer Dr

W Market St

1255
Archer Dr

W Market St

Archer Dr

W Market St

Brukner Dr

Brukner Dr



LOCATION

TROY, OH

Located in Troy's established industrial district, 1255 Archer Road is a versatile industrial facility offering strategic positioning in Miami County. The property features efficient loading capabilities, adaptable warehouse space, and robust infrastructure to support various industrial operations. Situated with excellent access to I-75 and proximate to Dayton and Columbus markets, this location provides convenient distribution reach throughout the Midwest. The site benefits from Troy's skilled labor force and business-friendly environment, making it ideal for manufacturing, distribution, or light industrial users seeking a well-connected regional hub with long-term operational advantages.

NEARBY TENANTS



STRATEGIC MIDWEST ACCESS

INTERSTATE 75

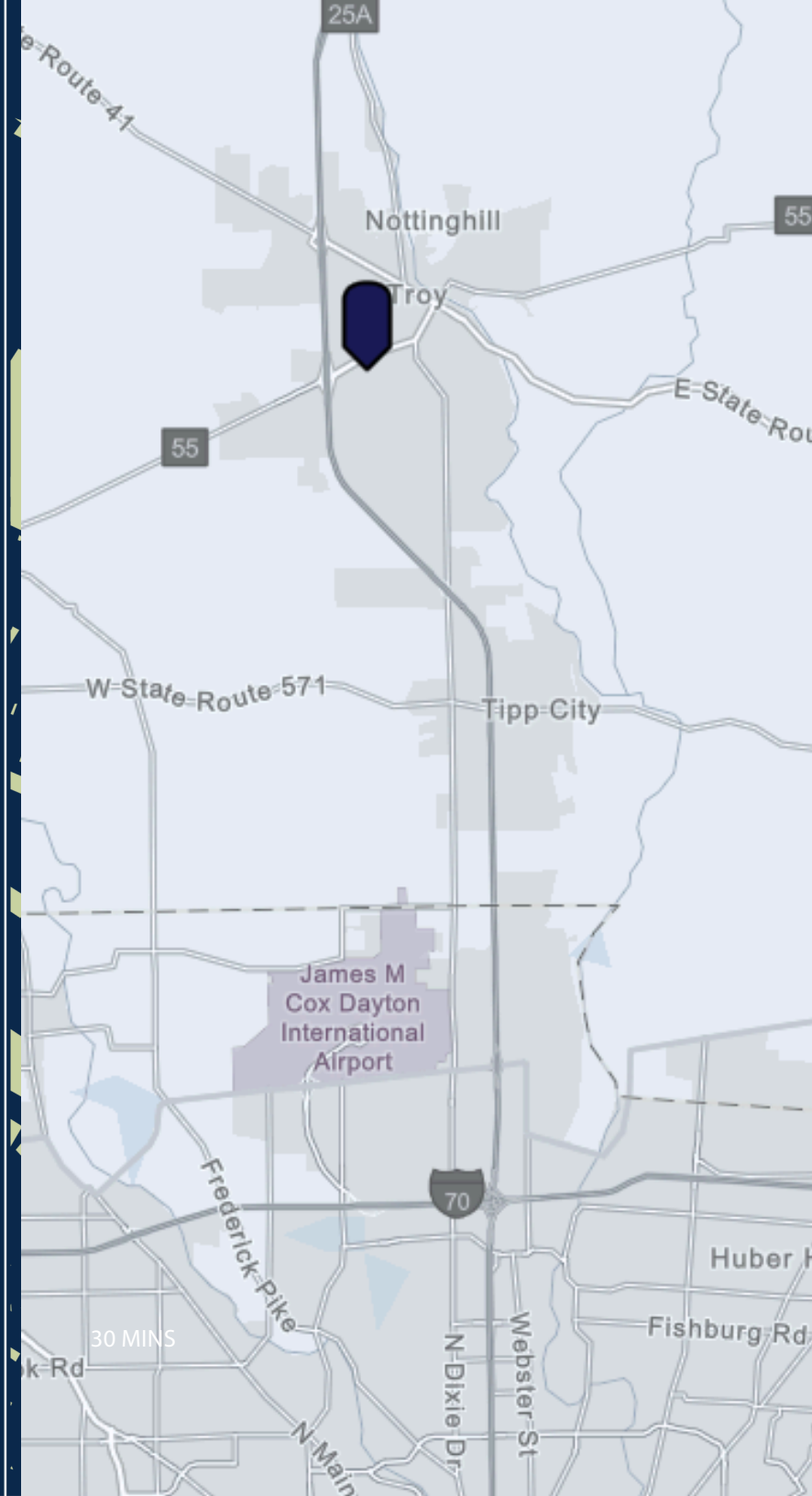
0.8 Mi.

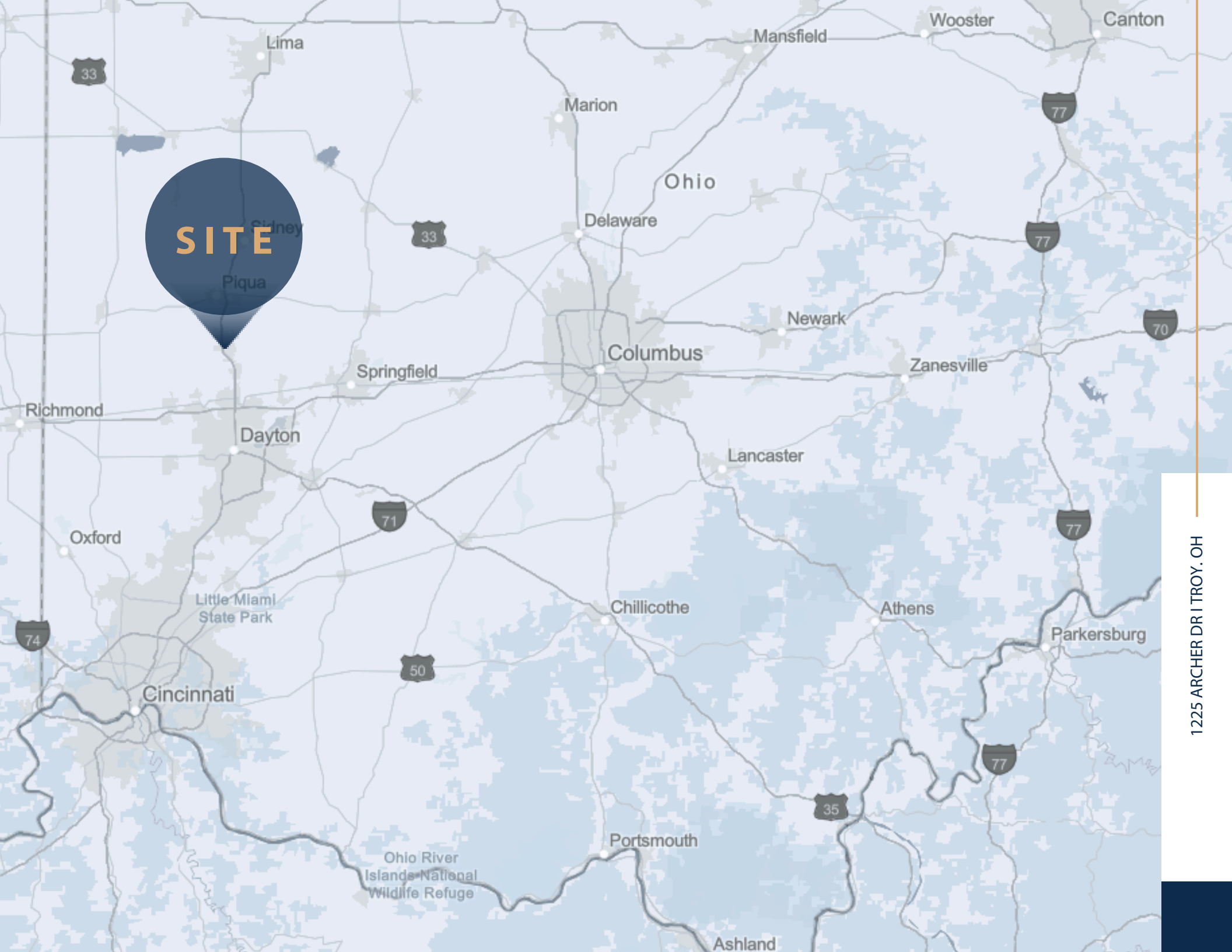
INTERSTATE 70

12.6 Mi.

DAYTON, OH

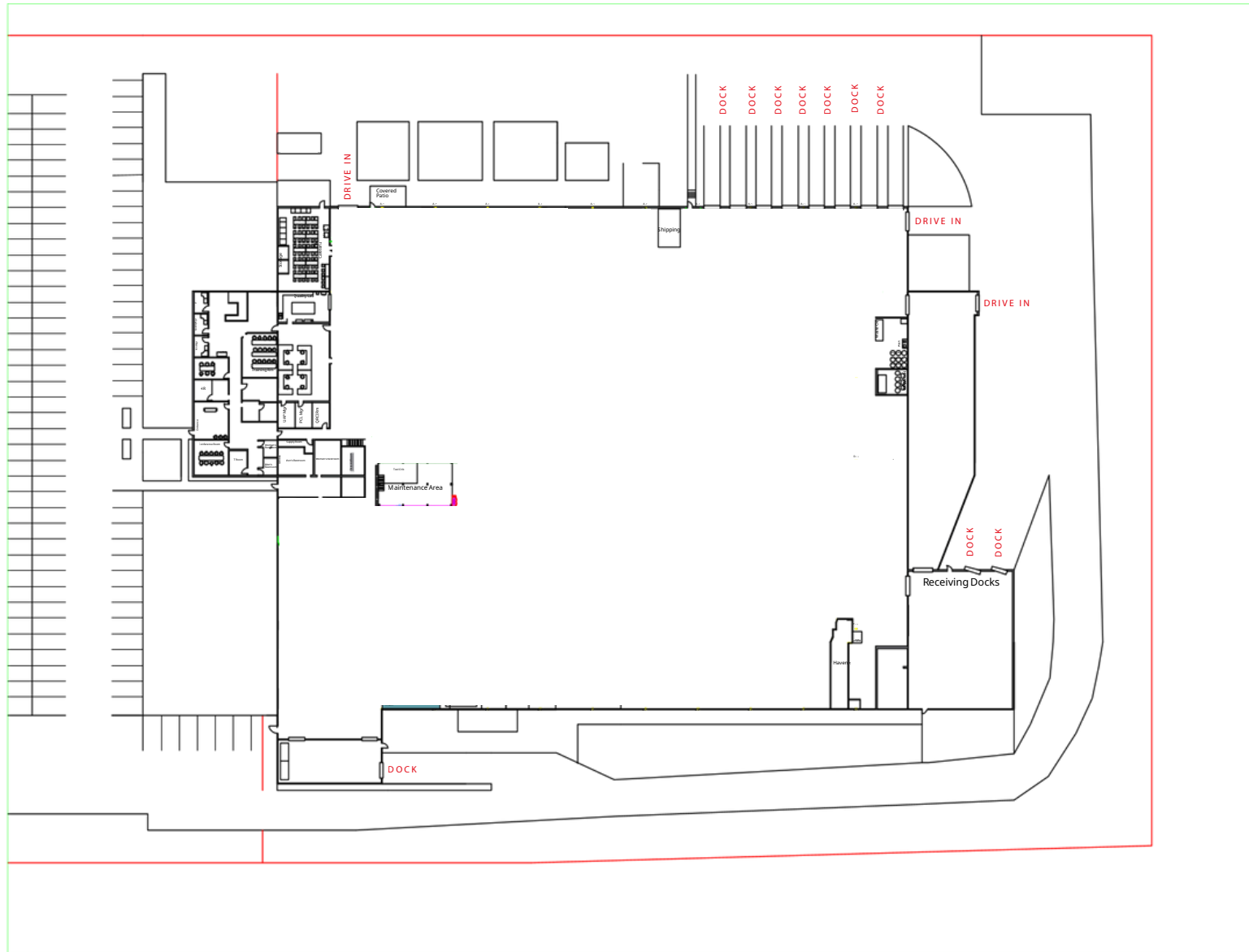
21.4 Mi.





1255 Archer Dr

SPACE PLAN



CONTACT

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