



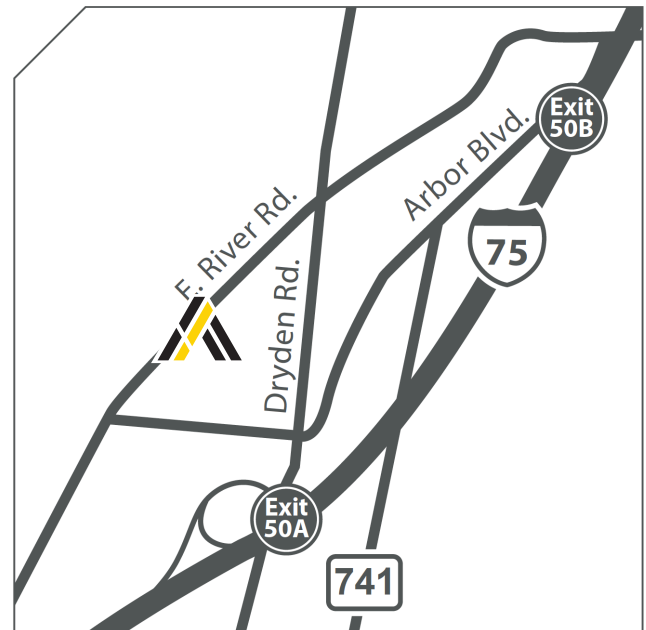
## 2404-2432 East River Road

Moraine, Ohio 45439

**LEASE RATE:**  
\$4.25 PSF NNN

### Building Specifications

<b>Available:</b>	25,600± SF
<b>Docks:</b>	7 (8' x 8')
<b>Ceiling Height:</b>	19' to Bottom of Bar Joists
<b>Construction:</b>	Con/Steel Tilt-Up
<b>Electrical:</b>	Typically 100 Amp - 220 Volt Separately Metered for Each Tenant
<b>Lighting:</b>	New LED lighting
<b>Sprinkler System:</b>	Wet
<b>Heating:</b>	Natural Gas
<b>Truck Court:</b>	90' Deep
<b>Lease Type:</b>	NNN
<b>Lease Rates:</b>	\$4.25 psf
<b>Lease Term:</b>	Negotiable



**Steve Peters, SIOR**

Principal

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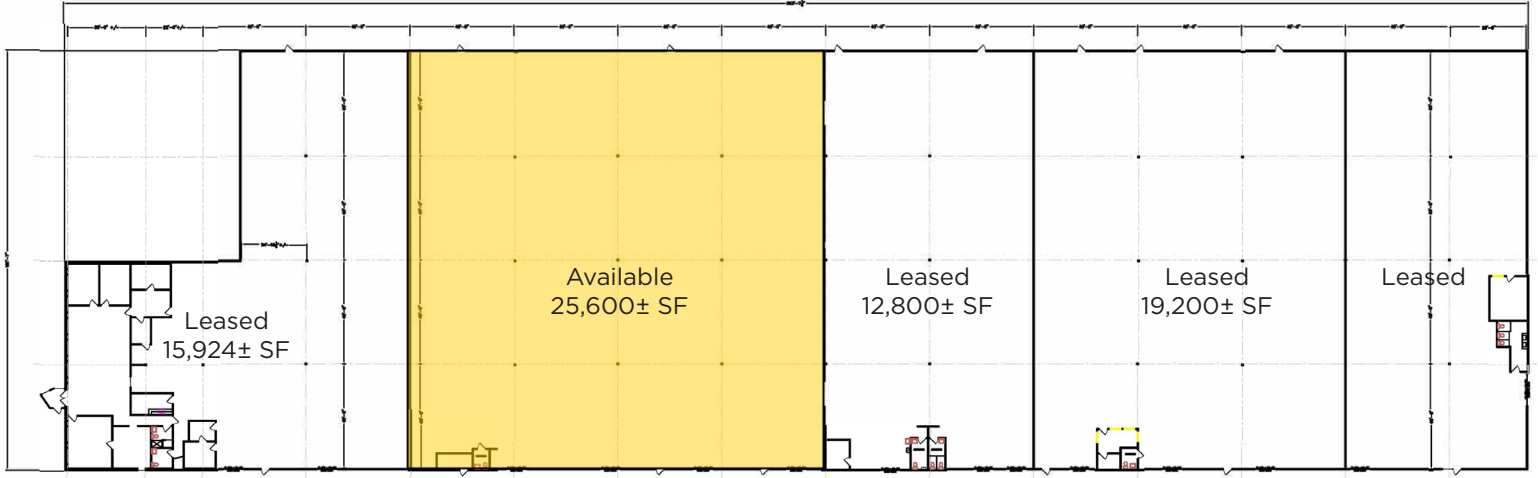
Owned and managed by:



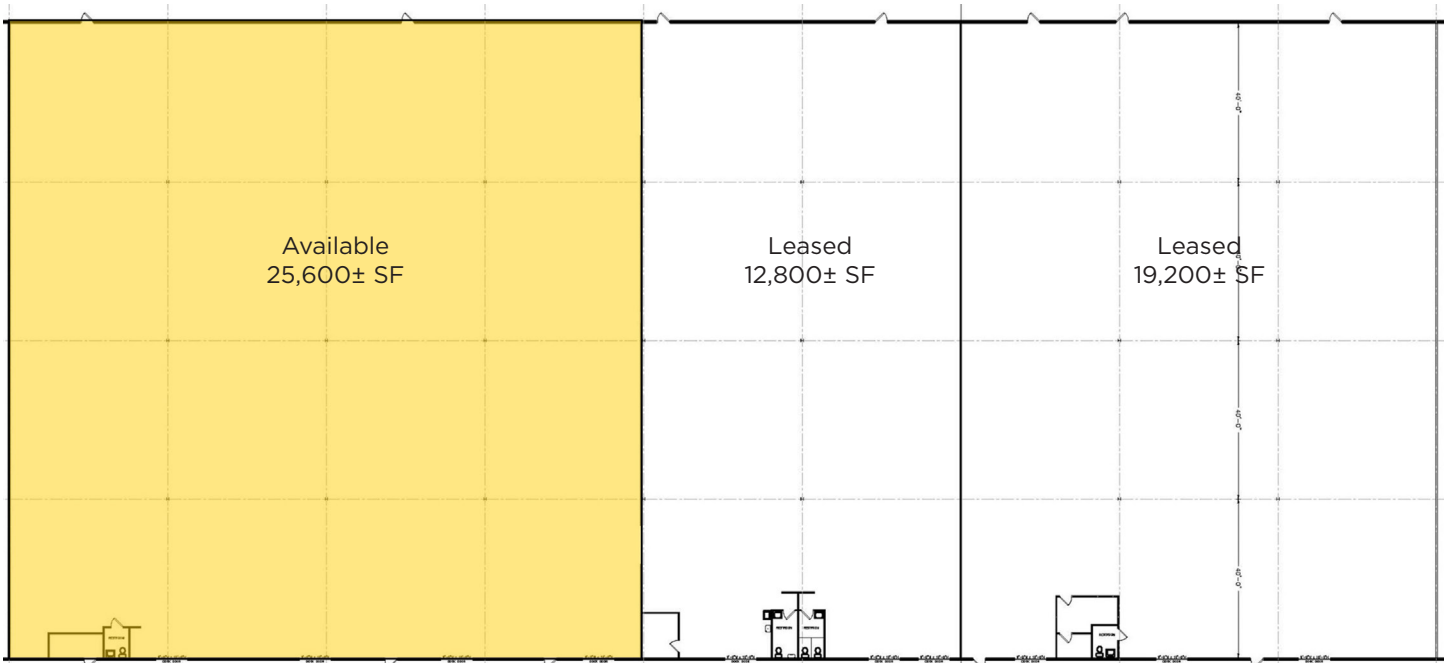
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## Building Plan



## Floor Plan

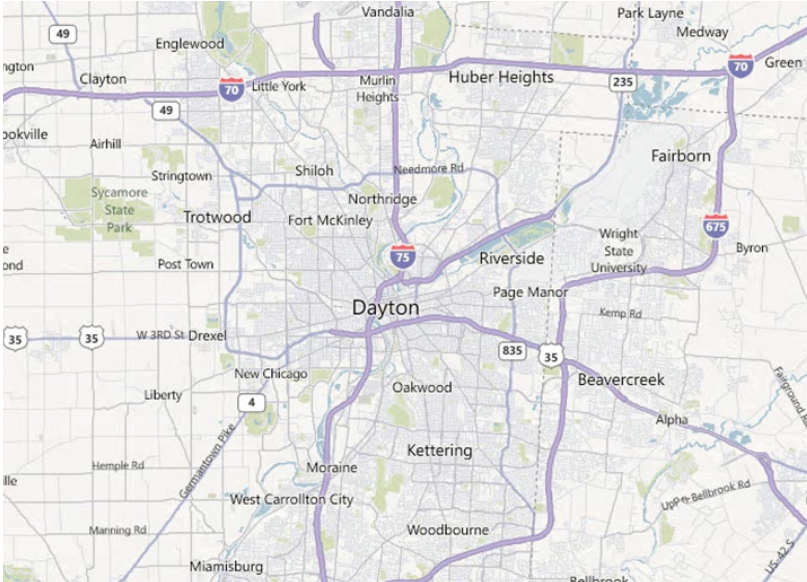


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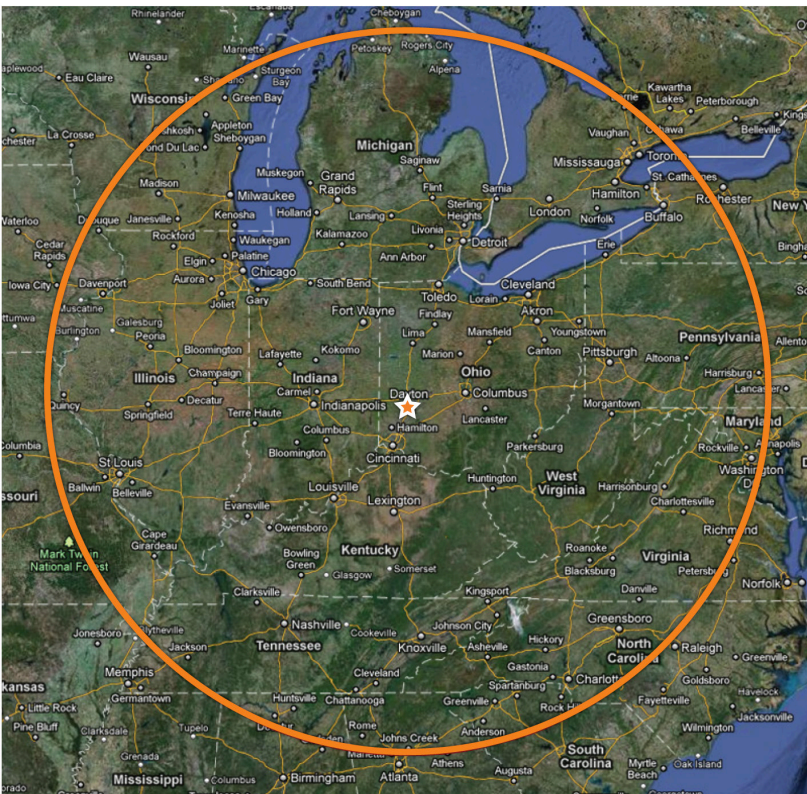
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## Prime Industrial Space



- .8 miles to Interstate 75
- 5 miles to Downtown Dayton
- 7 miles to Interstate 675
- 10 miles to Interstate 70
- 14 miles to Dayton International Airport
- 43 miles to Downtown Cincinnati
- 60 miles to Greater Cincinnati Airport
- 74 miles to Downtown Columbus



- One Day Truck
- 400 Mile Radius

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