

MORaine BUSINESS CENTER

CBRE

2410-2448

W DOROTHY LN
MORaine, OH 45439



[CLICK FOR VIRTUAL TOUR](#)



**10,000 - 71,000 SF
SPACE FOR LEASE**

BUILDING HIGHLIGHTS

2410-2448 W DOROTHY LN

Space Type Warehouse, Storage, Service Space, Call Center

Available Space 10,000 - 71,000 SF (owner willing to demise)

Building Size 71,000 SF

Clear Height 16'

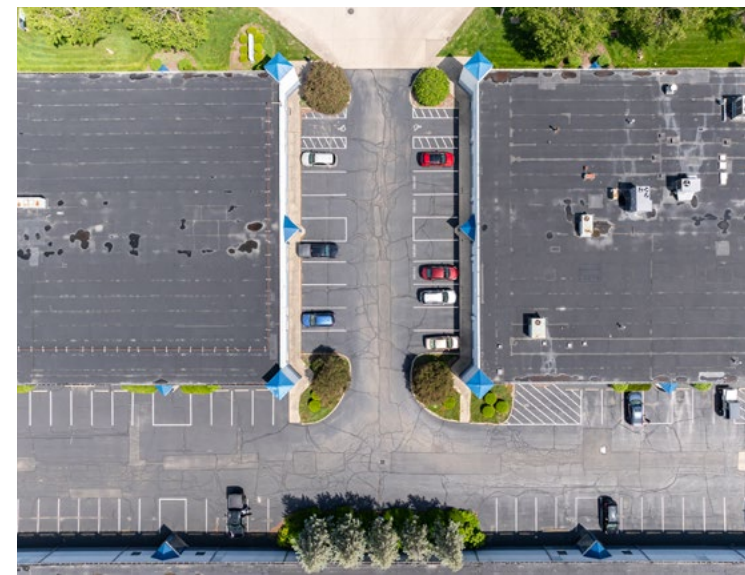
Major Renovation 1998

Lease Rate \$5.50/SF NNN

Parking Extensive parking area

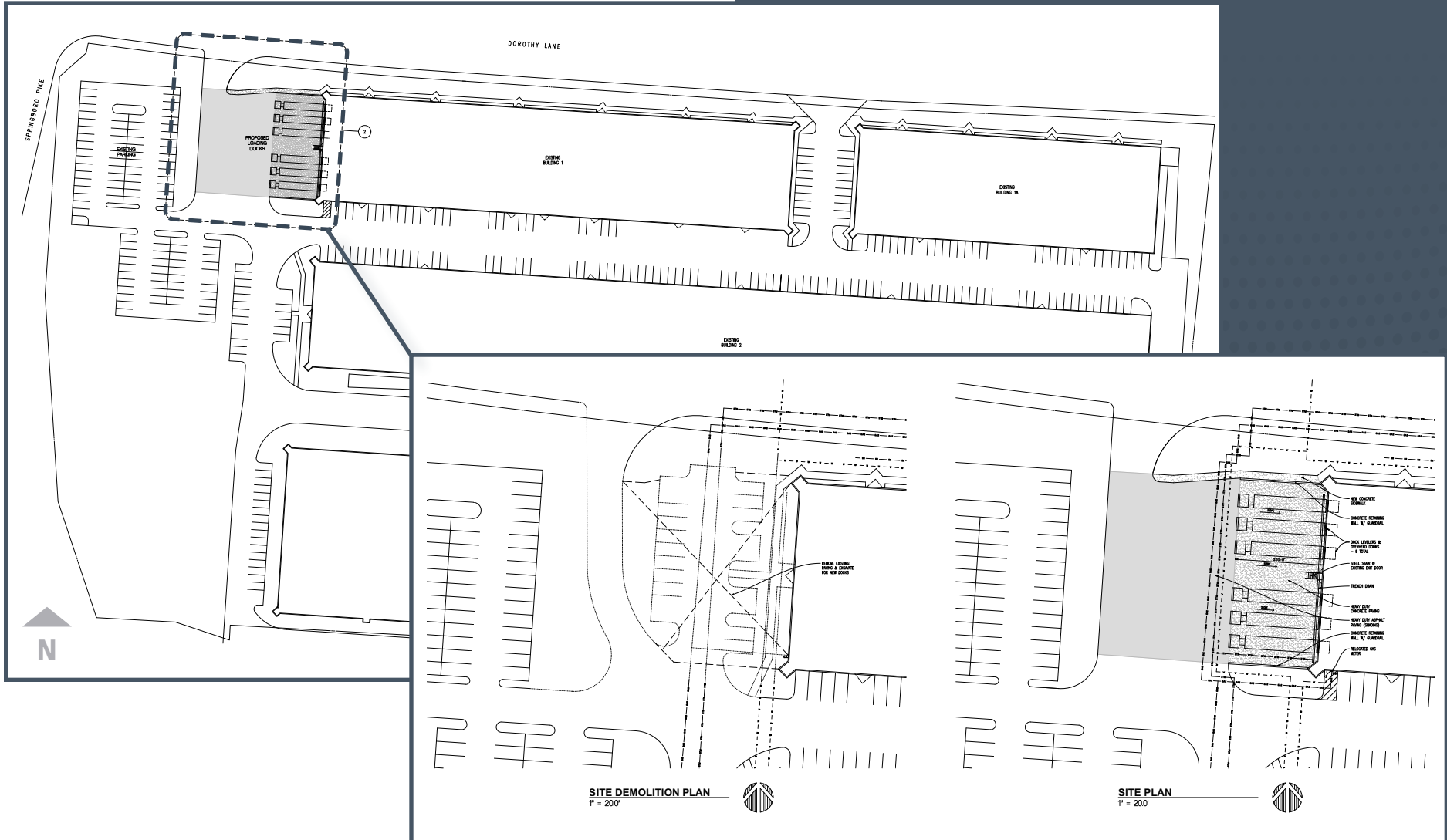
Location City of Moraine

Other Heated facility with fire suppression system



CONCEPTUAL PLAN

Proposed Loading Docks



BUILDING AERIAL



**EAST END
VACANT SPACE**
24,000 SF

**MIDDLE
VACANT SPACE**
22,500 SF

**WEST END
VACANT SPACE**
24,000 SF

W DOROTHY LN

N

AERIAL MAP



I-75
Less than 1 mile to I-75
0.6 miles via Springboro Pike

2410-2448 W DOROTHY LN

W Dorothy Ln

HIGHLIGHTS



Location

Immediate access to I-75 via Springboro Pike and Dixie Drive



Parking

Generous on-site surface parking for employees and visitors



Flexible

Demisable space options to accommodate a wide range of tenant needs



Loading

Proposed loading dock area to support efficient warehouse and distribution operations

MARKET AERIAL MAP

I-75
Less than 1 mile to I-75
0.6 miles via Springboro Pike



BDS PACKAGING, INC.



SUNSONG





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MORAINE, OH 45439

MORAINE BUSINESS CENTER

10,000 - 71,000 SF
SPACE FOR LEASE

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