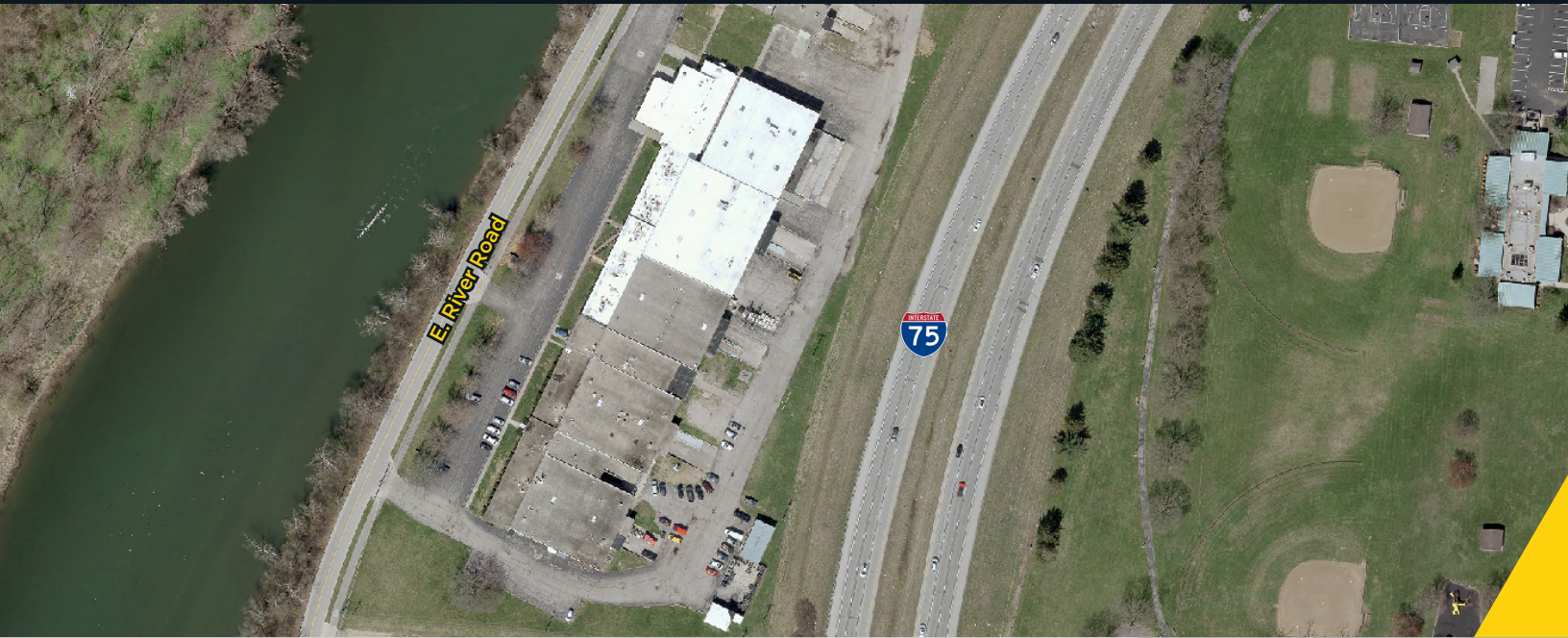




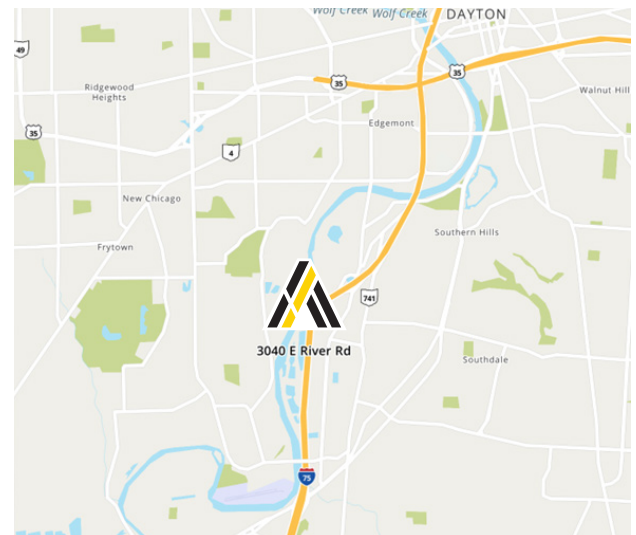
3040 East River Road

Moraine, Ohio 45439

LEASE RATE:
\$8.00 PSF MODIFIED GROSS
+ UTILITIES

Property Highlights

- **Flexible Space Options:** 2,625± SF to 20,132± SF available, accommodating a variety of office, flex, showroom, warehouse, and manufacturing users.
- **4,622± SF Office Space:** Functional office component suitable for administrative, professional, or operational needs.
- **2,625± SF Flex / Showroom:** Versatile flex or showroom space featuring an overhead door for convenient access.
- **12,885± SF Warehouse / Manufacturing Space:** Functional industrial space featuring 17'2" clear height and infrastructure suited for manufacturing, production, or warehouse operations.
- **Efficient Loading & Access:** Equipped with four dock doors (platform could be removed) and one oversized overhead door for efficient shipping and receiving.
- **Extensive Electrical Service:** Former medical manufacturing facility offering substantial existing power infrastructure for production and manufacturing users.
- **Flexible M-1 Zoning:** Light Industrial & Commercial zoning accommodates a broad range of potential business and industrial uses.
- **Exceptional I-75 Exposure:** Extensive I-75 frontage with prominent signage opportunity, providing outstanding visibility and branding potential.



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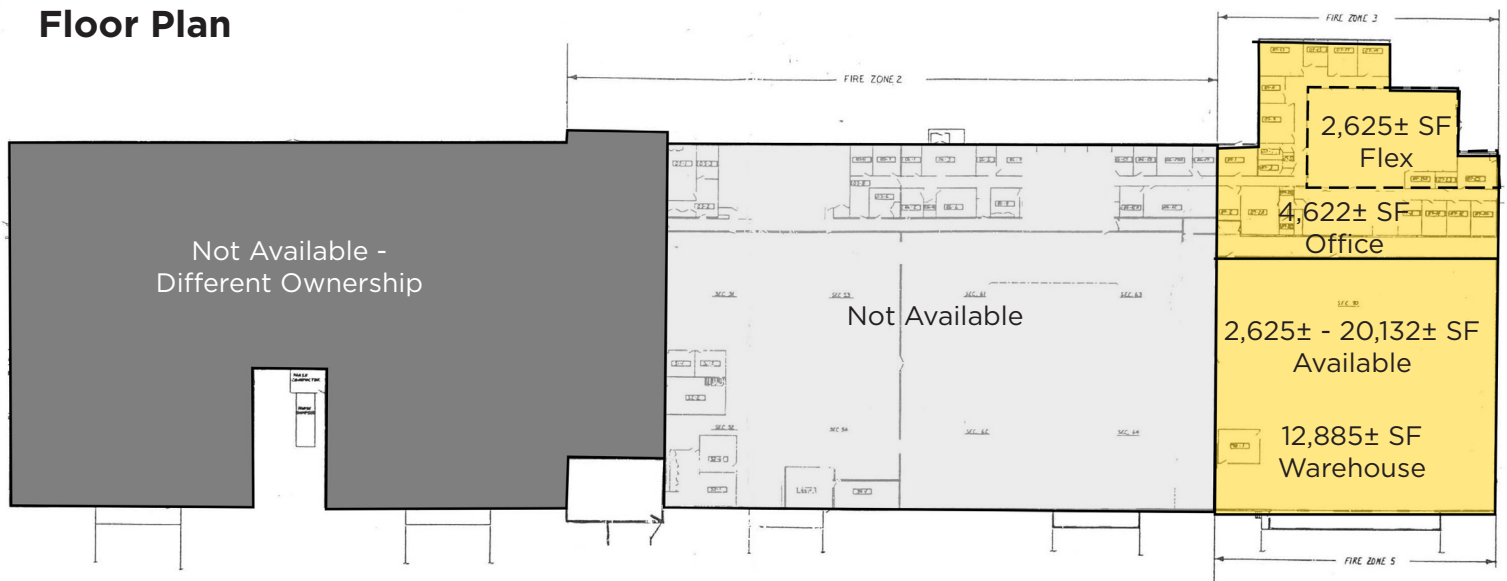
Moraine, Ohio 45439

Industrial Space

Building Specifications

Total Building SF:	55,959± SF
Total Office SF:	15,905± SF
Total Warehouse/Manufacturing SF:	40,054± SF
Acreage:	3,614± SF
Air Conditioning:	Warehouse A/C Available
Sprinkler:	100% Wet System
Floors:	6" Reinforced Concrete
Water & Sewer:	Municipal
Loading Facilities:	Seven (7) Docks, Four (4) OH Doors
Ceiling Height:	16.5' - 17'2" Clear
Lighting:	Metal Halide and Fluorescent
Electric Service:	Heavy Electric 2000 AMP 480 V 3-Phase plus
Roof Construction:	Built-Up and Membrane
Construction:	Masonry
Montgomery County Auditor's PPN:	J44-20908-0041

Floor Plan



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Aerial



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