

# Moraine - Light Industrial Flex/Storage For Sale

2431 E River Road | Moraine, OH | 45439



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Montgomery	Light Industrial / General Business	Moraine M1/B2	Building 9,800+ SF/ 2.541 AC	\$495,000

## Property & Location Highlights:

- ±9,800 SF warehouse/flex building with additional storage outbuildings
- Located on River Road in Moraine within an established industrial corridor
- Just 0.5 miles from I-75 (Exit 44) with quick regional highway access
- Only 2 miles from downtown Dayton and centrally positioned between Dayton and the southern suburbs

- Zoned M-1 Light Industrial allowing a variety of industrial and service uses
- Six drive-in roll-up doors supporting warehouse and service operations
- Includes office space, break room, and air-conditioned conference area
- Gated yard and multiple accessory storage buildings on site
- Surrounded by industrial, warehouse, flex, and office properties
- Possible leaseback opportunity for part or all

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information, contact:



**Henkle Schueler**  
COMMERCIAL REAL ESTATE

**Mark Langdon**

Commercial Sales Agent

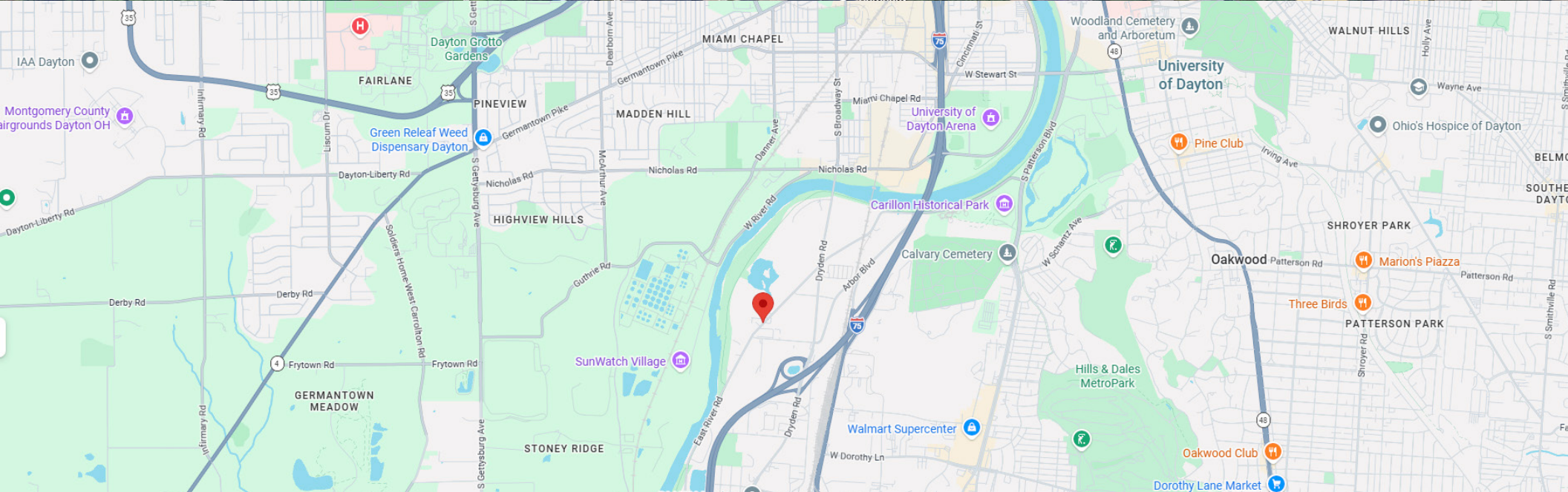
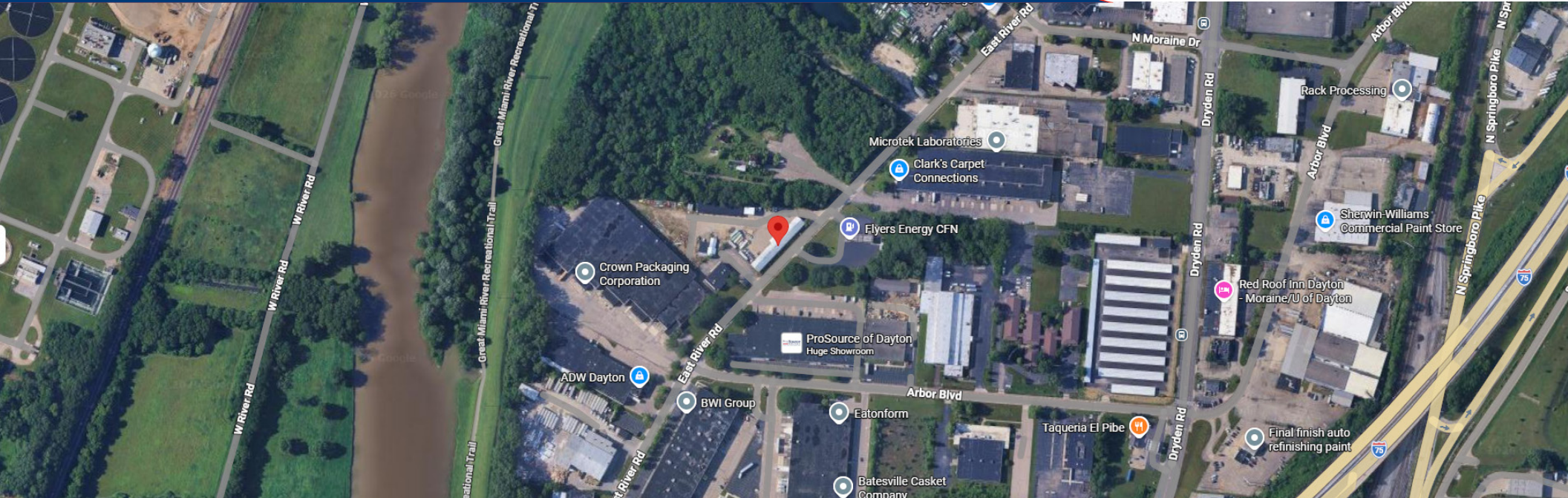
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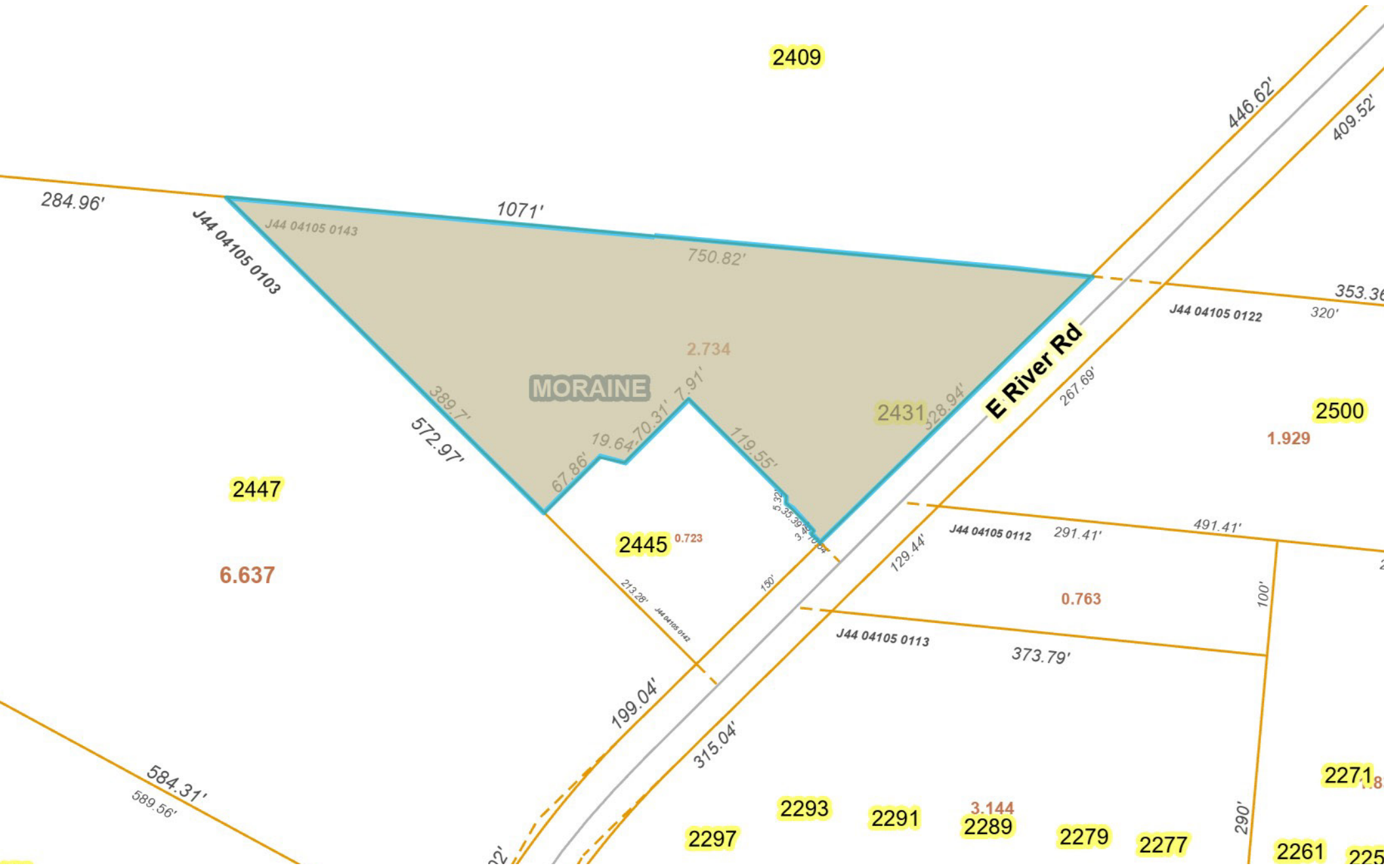
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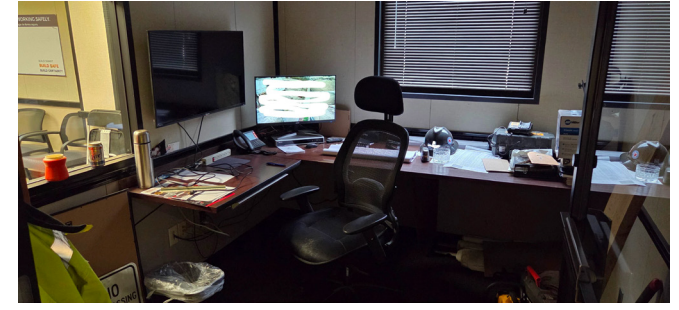
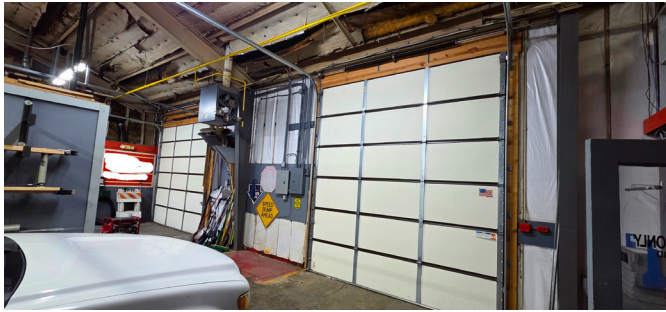
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