



**HOWARD HANNA**  
REAL ESTATE SERVICES



**THE NIANOURIS  
COMMERCIAL TEAM**



**FOR LEASE!**



**ADDRESS**

4794 S Dixie Drive

**PROPERTY FEATURES:**

- **LED Lighting**
- **Nice Finishes**
- **In Office Area**
- **Shop Space**
- **Plenty of Parking**

**\$2000 a Month**



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- Commercial
- Investments
- Land

David Nianouris  
937-477-1106

DavidNianouris@HowardHanna.com



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## Fact Sheet

<b>Address:</b>	4794 South Dixie Drive
<b>Lease:</b>	\$2000/month
<b>County:</b>	Montgomery
<b>City:</b>	Moraine
<b>Building Size:</b>	Space 3200 SF 1350 Shop 1850 Office
<b>Year Built:</b>	1970's
<b>Parking Spaces:</b>	Plenty
<b>Roof:</b>	Rubber
<b>HVAC:</b>	Gas F/A w C/Air in Office, Gas Heater in Shop
<b>Electric:</b>	200 Amp Single Phase
<b>Restrooms:</b>	1 Plus 1 Roughed In
<b>Overhead Door:</b>	12x12

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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