



## 2240 - 2280 Arbor Boulevard

Moraine, Ohio 45439

**LEASE RATE:**  
\$5.75 PSF NNN

### Property Highlights

- 25,557± SF Available
- 1,100± SF Office
- 24,457± SF Warehouse/Distribution
- Multi-Purpose Facility: Distribution, Sales Service and Light Manufacturing
- 19' Clear height
- 2 Loading docks
- 1 Drive-in door
- New LED lighting
- Three (3) phase power
- Abundant employee parking area
- Less than one (1) mile to I-75



**Steve Peters, SIOR**

Principal

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Owned and managed by:



# 2240 - 2280 Arbor Boulevard

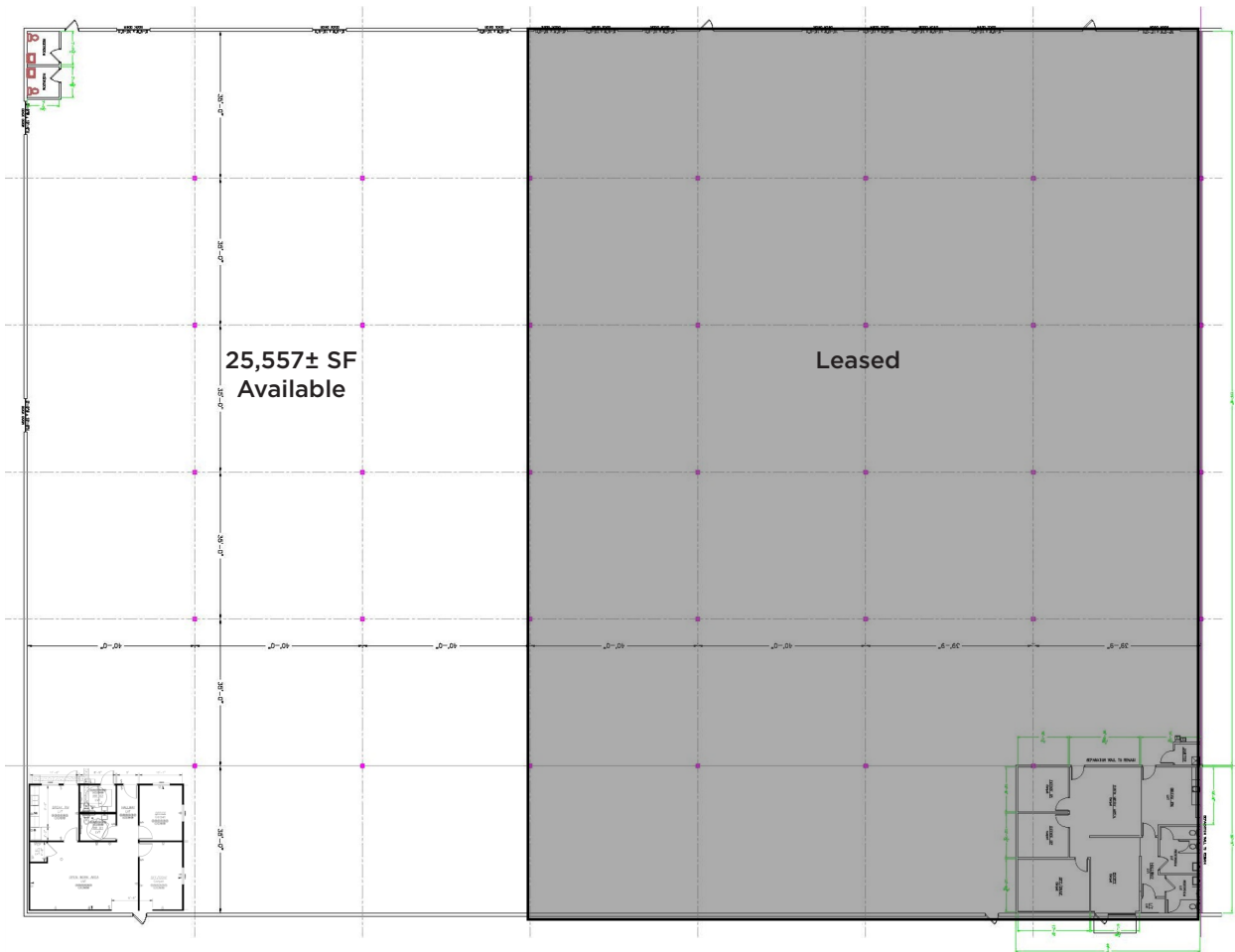
Moraine, Ohio 45439

## Industrial Space

### Building Specifications

<b>Location:</b>	2240-2280 Arbor Boulevard Moraine, Ohio	<b>Electrical:</b>	Three (3) Phase Power, 120/208 Volts
<b>Available:</b>	25,557± SF	<b>Sprinkler System:</b>	Wet
<b>Docks:</b>	2 (8' x 9')	<b>Lighting:</b>	LED
<b>Drive-In Door:</b>	1 (8' x 9')	<b>Heating:</b>	Natural Gas
<b>Ceiling Height:</b>	19' to Bottom of Bar Joists	<b>Lease Type:</b>	NNN
<b>Construction:</b>	Con/Steel Tilt-Up	<b>Lease Rates:</b>	Industrial - \$5.15 PSF Office - Negotiable
		<b>Lease Term:</b>	Negotiable

## Floor Plan



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## Photos

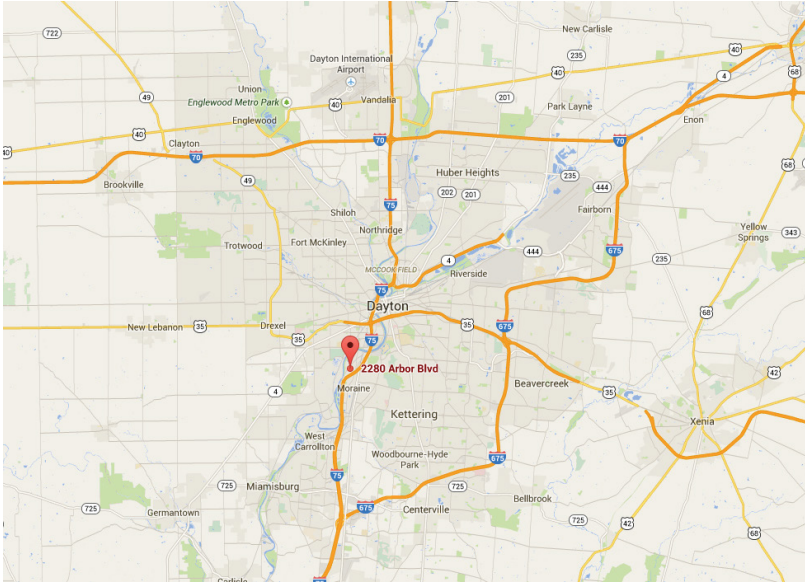


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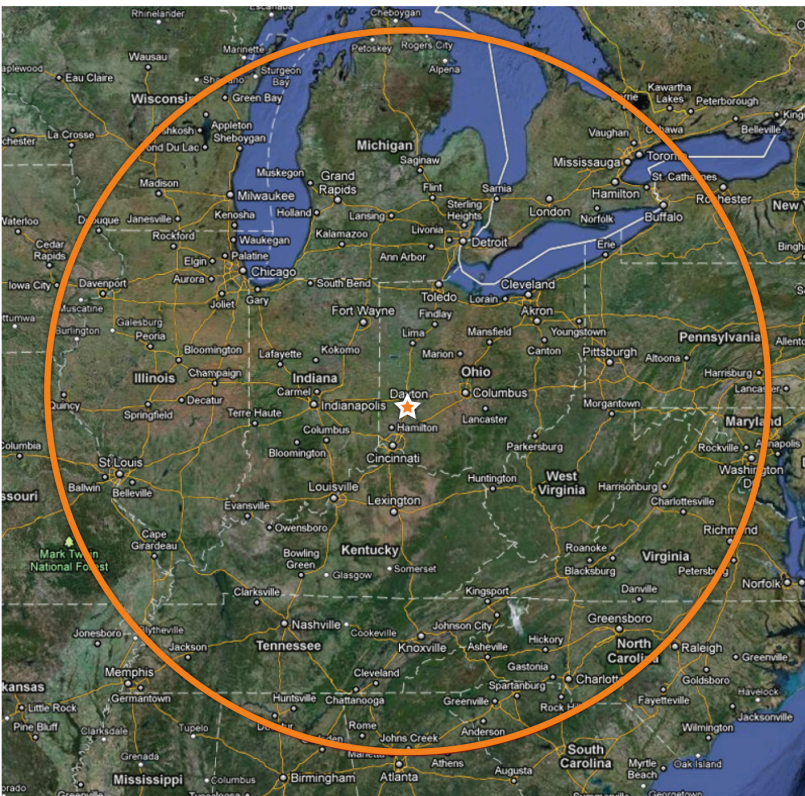
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## Prime Industrial Space



- .6 miles to Interstate 75
- 4.5 miles to Downtown Dayton
- 7 miles to Interstate 675
- 11 miles to Interstate 70
- 15 miles to Dayton International Airport
- 50 miles to Downtown Cincinnati
- 62 miles to Greater Cincinnati Airport
- 75 miles to Downtown Columbus



- One Day Truck
- 400 Mile Radius

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