



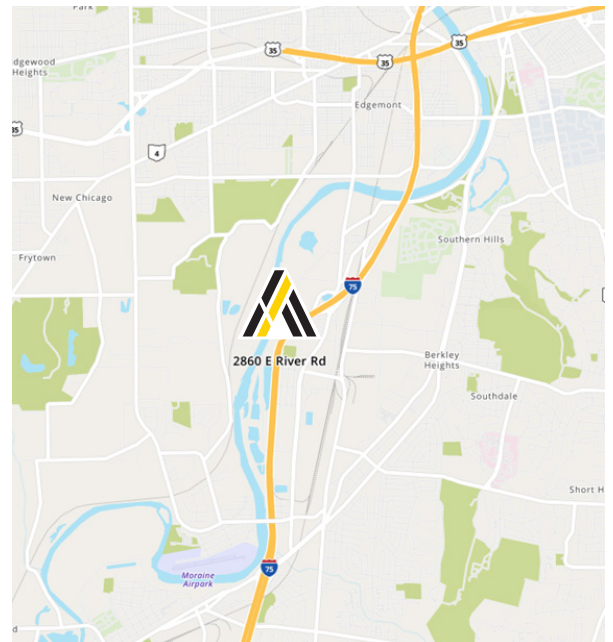
2860 E. River Road

Moraine, Ohio 45439

SALE PRICE:
\$1,950,000

Property Highlights

- **24,329± SF Industrial Facility** available on 2.656± acres, featuring 2,666± SF of office and 21,663± SF of warehouse space.
- **Heavy Manufacturing Infrastructure:** Features 20' clear ceiling height, **four 5-ton cranes**, and 1000 Amp, 277/480V, 3-phase electrical service, providing substantial infrastructure for manufacturing, production, and other power-intensive users.
- **Oversized Loading:** Features one 16' x 18' dock door with dock leveler and two 16' x 18' OH doors, providing efficient shipping, receiving, and equipment access.
- **Large Outside Storage Area:** Expansive 2.656± acre site provides significant outside storage, equipment staging, and vehicle parking opportunities.
- **Established Industrial Facility & Flexible Zoning:** Built in 1969, 100% wet sprinklered, and zoned M-1 - Light Industrial District, accommodating a variety of industrial, manufacturing, and warehouse uses.
- **Exceptional I-75 Exposure:** Outstanding I-75 visibility and prominent signage opportunity, offering excellent exposure and corporate branding potential.
- **Offering Note:** Existing electronic billboard is not included.



Wade Elliott, SIOR

Vice President

937.469.8270

Wade.Elliott@ApexCommercialGroup.com



Alex Nikolai

Senior Associate

937.222.7884

Alex.Nikolai@ApexCommercialGroup.com

ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

2860 E. River Road

Moraine, Ohio 45439

Building Specifications

Total Building SF:	24,329± SF	Sprinkler:	100% Wet System
Total Office SF:	2,666± SF	Clear Height:	20'
Total Warehouse/ Manufacturing SF:	21,663± SF	Dock/OH Door:	1 Dock (16' x 18') 2 OH (16' x 18')
Acreage:	2.656± Acres	Power:	1,000 Amps 277/480 Volt 3 Phase
Montgomery County PPN#	J44-20908-0090	Cranes:	4 x 5-Tons

Aerial



*Parcel lines are approximate.

[ApexCommercialGroup.com](https://www.ApexCommercialGroup.com)