



2277 Arbor Boulevard

Moraine, Ohio 45439

LEASE RATE:
\$5.25 PSF NNN

Property Highlights

- Multi-Purpose Facility: Distribution, Sales Service and Light Manufacturing
- 9,227± SF up to 27,527± SF Available
- 4,000± SF Office
- 19' Clear height
- Four (4) loading docks
- Three (3) phase power
- Less than one (1) mile to I-75



Steve Peters, SIOR

Principal

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Owned and managed by:



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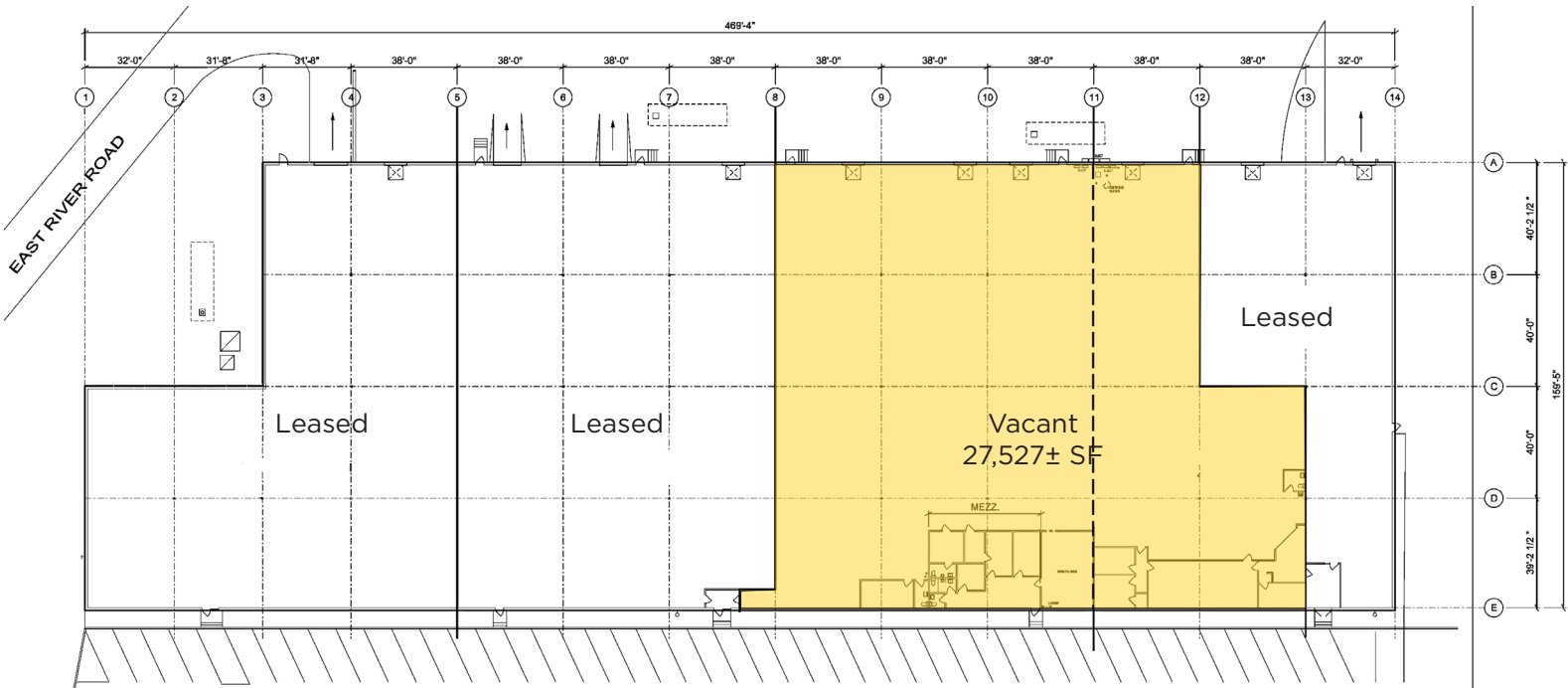
Moraine, Ohio 45439

Industrial Space

Building Specifications

Location:	2277-2297 Arbor Boulevard, Moraine, Ohio
Available:	9,227± SF up to 27,527± SF
Warehouse SF:	23,527± SF
Office SF:	4,000± SF
Docks:	Four (4)
Ceiling Height:	19' to bottom of bar joists
Construction:	Con/Steel Tilt-Up
Sprinkler System:	Wet
Heating:	Natural Gas
Lease Type:	NNN
Lease Rate:	\$5.25 PSF

Building Plan



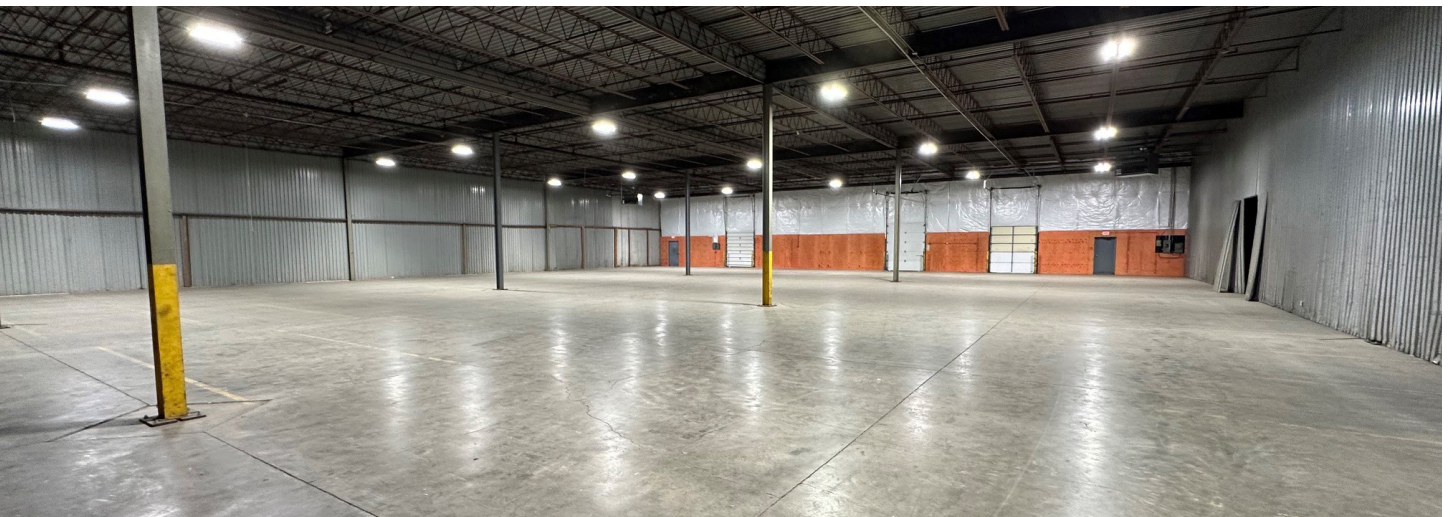
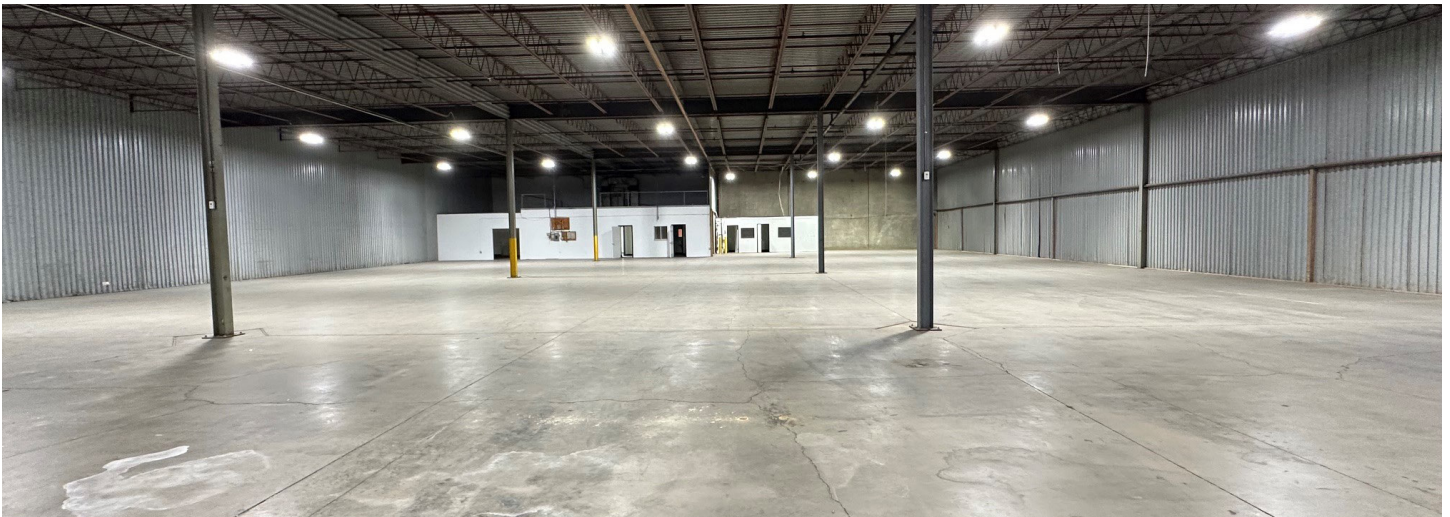
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Photos



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Floor Plan - 9,227± SF up to 27,527± SF

