



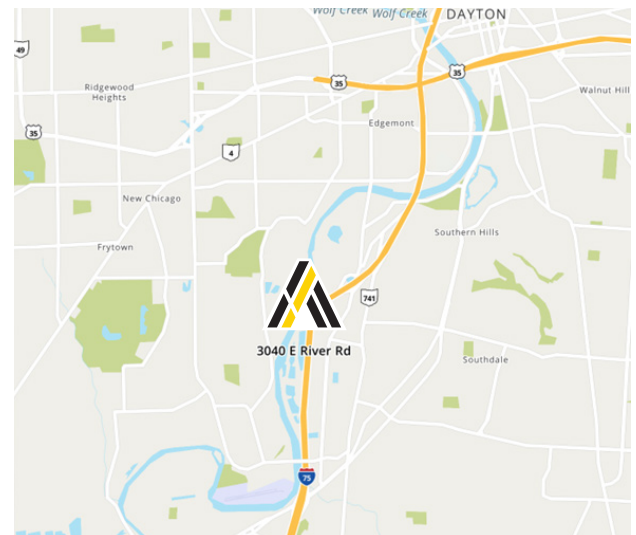
3040 East River Road

Moraine, Ohio 45439

SALE PRICE:
\$2,300,000

Property Highlights

- **55,959± SF Industrial/Flex Facility on 3.614± Acres:** Versatile facility featuring 15,905± SF of office/flex/showroom space and 40,054± SF of warehouse/manufacturing space, accommodating a wide range of office, flex, showroom, warehouse, and manufacturing users.
- **Flexible Owner-User/Investment Opportunity:** Building can be demised into up to four tenant suites, providing an excellent opportunity for an owner-user to occupy a portion of the property while generating supplemental rental income, or for an investor seeking a multi-tenant industrial asset.
- **Excellent Loading Capabilities:** Equipped with seven dock doors and four oversized overhead doors, providing efficient shipping, receiving, equipment access, and operational flexibility.
- **Extensive Electrical Service:** Former medical manufacturing facility offering substantial existing power infrastructure for production and manufacturing users.
- **Flexible M-1 Zoning:** Light Industrial & Commercial zoning accommodates a broad range of potential business and industrial uses.
- **Exceptional I-75 Exposure:** Extensive I-75 frontage with prominent signage opportunity, providing outstanding visibility and branding potential.



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Industrial Space

Building Specifications

Total Building SF:	55,959± SF
Total Office SF:	15,905± SF
Total Warehouse/Manufacturing SF:	40,054± SF
Acreage:	3,614± SF
Air Conditioning:	Warehouse A/C Available
Sprinkler:	100% Wet System
Floors:	6" Reinforced Concrete
Water & Sewer:	Municipal
Loading Facilities:	Seven (7) Docks, Four (4) OH Doors
Ceiling Height:	16.5' - 17'2" Clear
Lighting:	Metal Halide and Fluorescent
Electric Service:	Heavy Electric 2000 AMP 480 V 3-Phase plus
Roof Construction:	Built-Up and Membrane
Construction:	Masonry
Montgomery County Auditor's PPN:	J44-20908-0041

Floor Plan

