



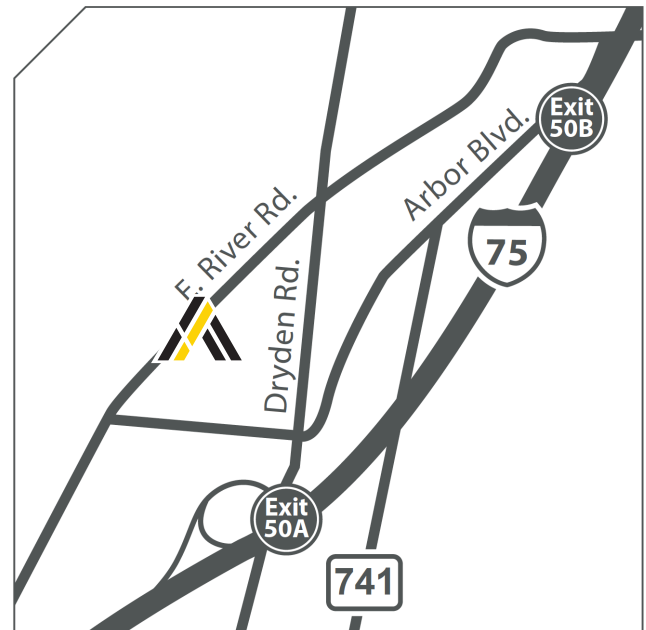
2404-2432 East River Road

Moraine, Ohio 45439

LEASE RATE:
\$4.25 PSF NNN

Building Specifications

Available:	25,600± SF
Docks:	7 (8' x 8')
Ceiling Height:	19' to Bottom of Bar Joists
Construction:	Con/Steel Tilt-Up
Electrical:	Typically 100 Amp - 220 Volt Separately Metered for Each Tenant
Lighting:	New LED lighting
Sprinkler System:	Wet
Heating:	Natural Gas
Truck Court:	90' Deep
Lease Type:	NNN
Lease Rates:	\$4.25 psf
Lease Term:	Negotiable



Steve Peters, SIOR

Principal

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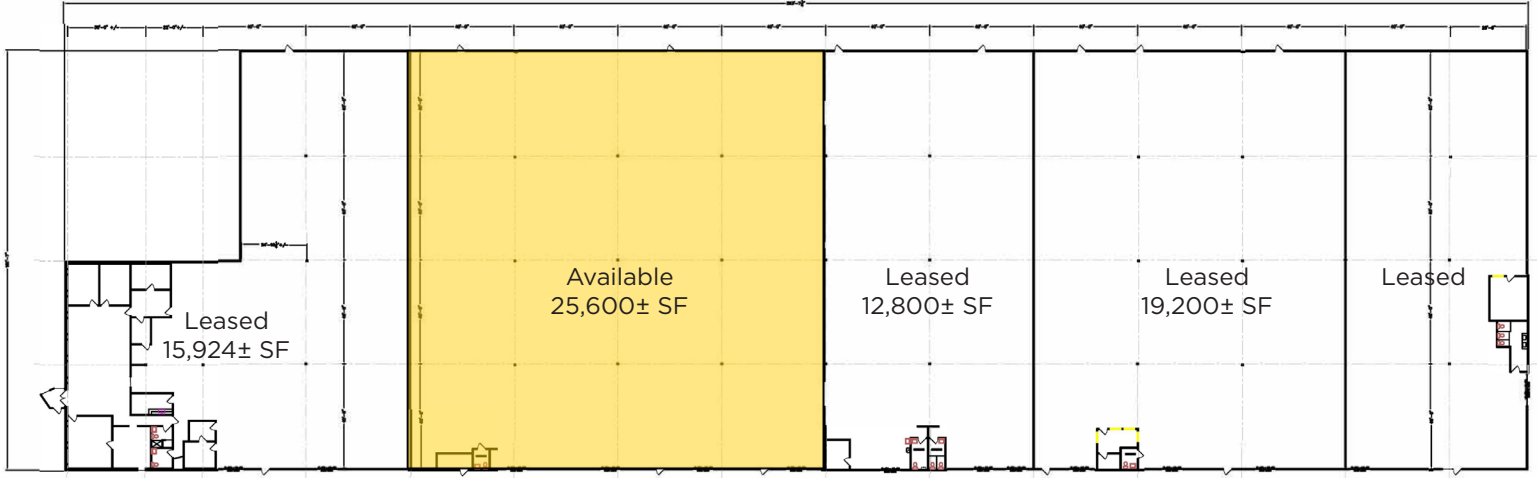
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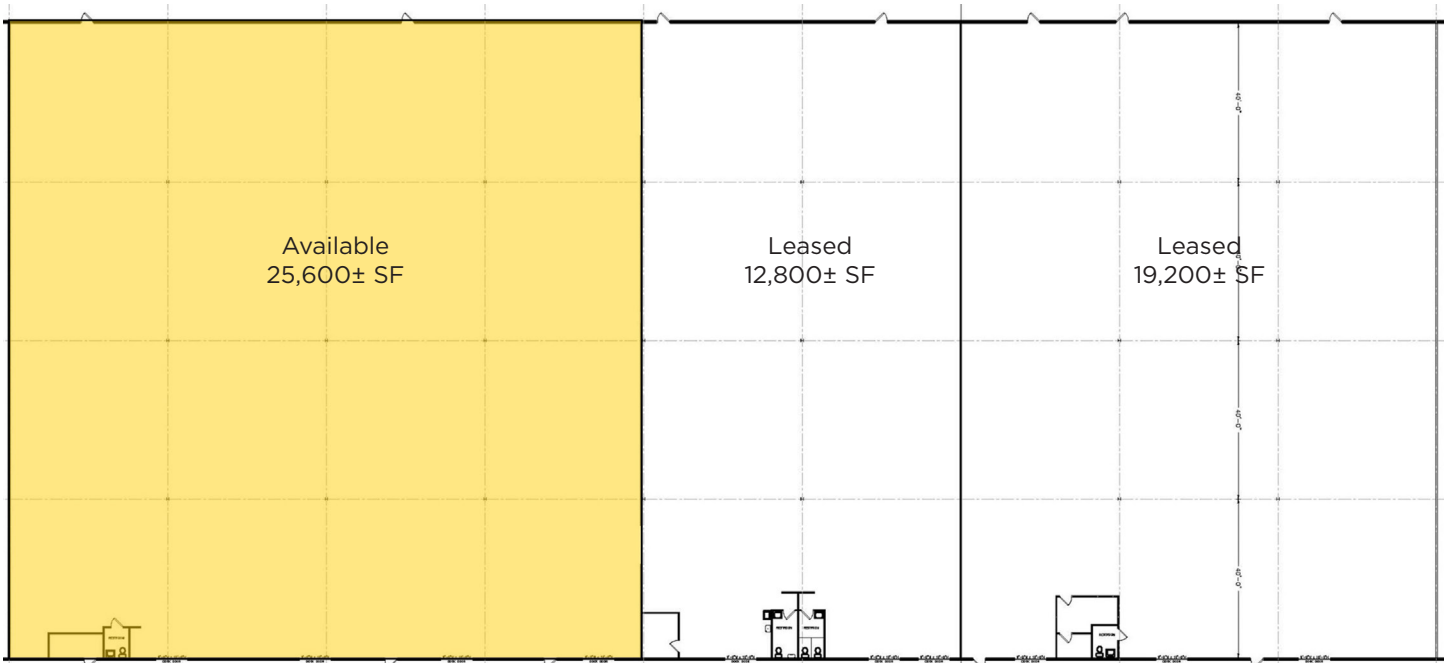
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Building Plan



Floor Plan

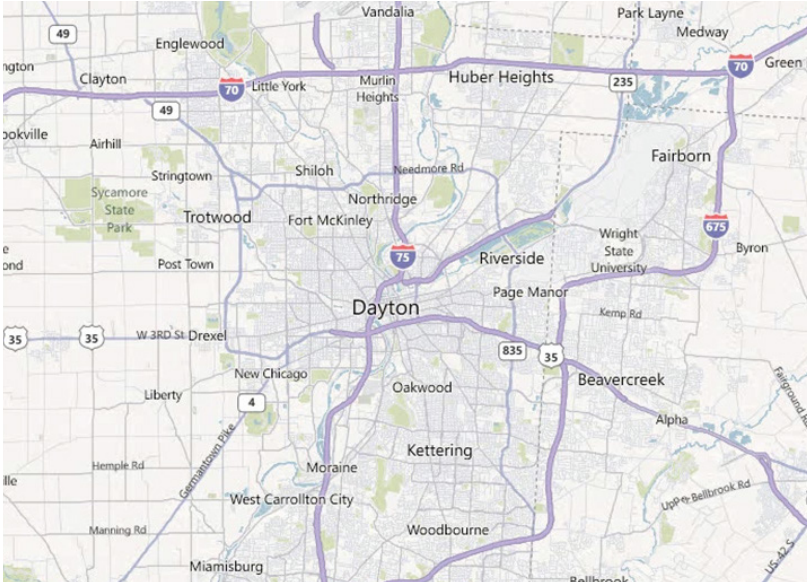


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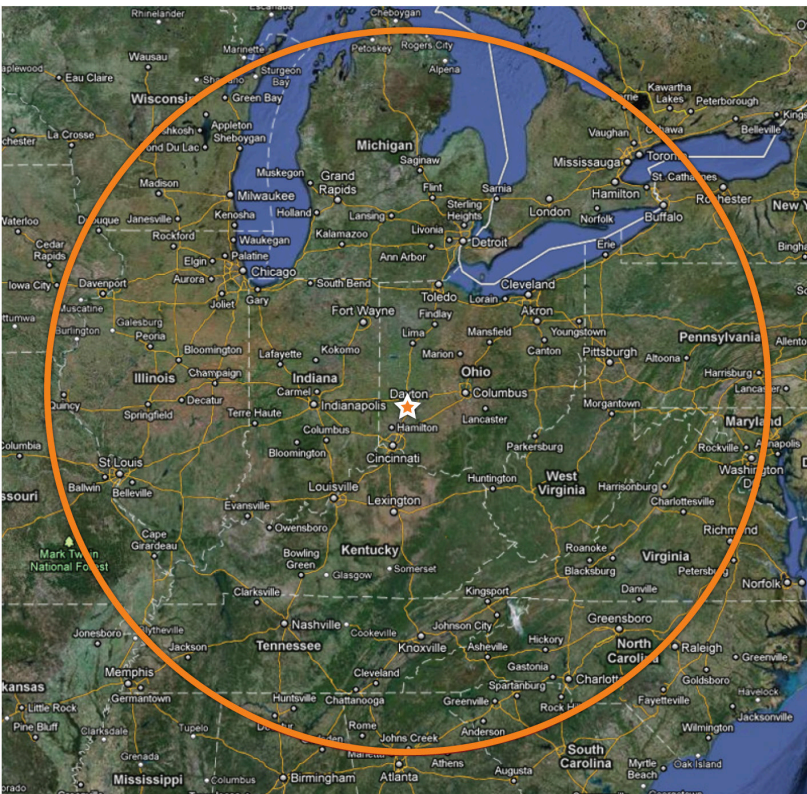
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Prime Industrial Space



- .8 miles to Interstate 75
- 5 miles to Downtown Dayton
- 7 miles to Interstate 675
- 10 miles to Interstate 70
- 14 miles to Dayton International Airport
- 43 miles to Downtown Cincinnati
- 60 miles to Greater Cincinnati Airport
- 74 miles to Downtown Columbus



- One Day Truck
- 400 Mile Radius

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