

**2075 Dryden Rd.
Moraine, OH 45439**

FOR LEASE TRUCKING FACILITY

8,000 sq.ft. building on 5+ acres

Additional 6+ acres available

Brand new 8,000 sq.ft. building available Fall 2025

.65 miles to



Dryden Rd

DRYDEN RD.

Dryden Rd

Dryden Rd

Dryden Rd

Property Highlights:

- **8,000 sq.ft. building**
- **1,600 sq.ft. office**
- **4-14' OH doors**
- **3-phase power**
- **5-12 acres of parking**
- **.65 miles from I-75**
- **18' ceiling height**

TONY MILLER

937-903-8088

tmiller@hricommercial.com

2288 Grange Hall Rd. Beavercreek, OH 45431

HRICommercial.com

Brand New Trucking Facility Available Fall of 2025!!

Brand new industrial zoned building/garage/warehouse available. All acreage highlighted on aerial above has already been cleared and should be ready for tenancy by October.

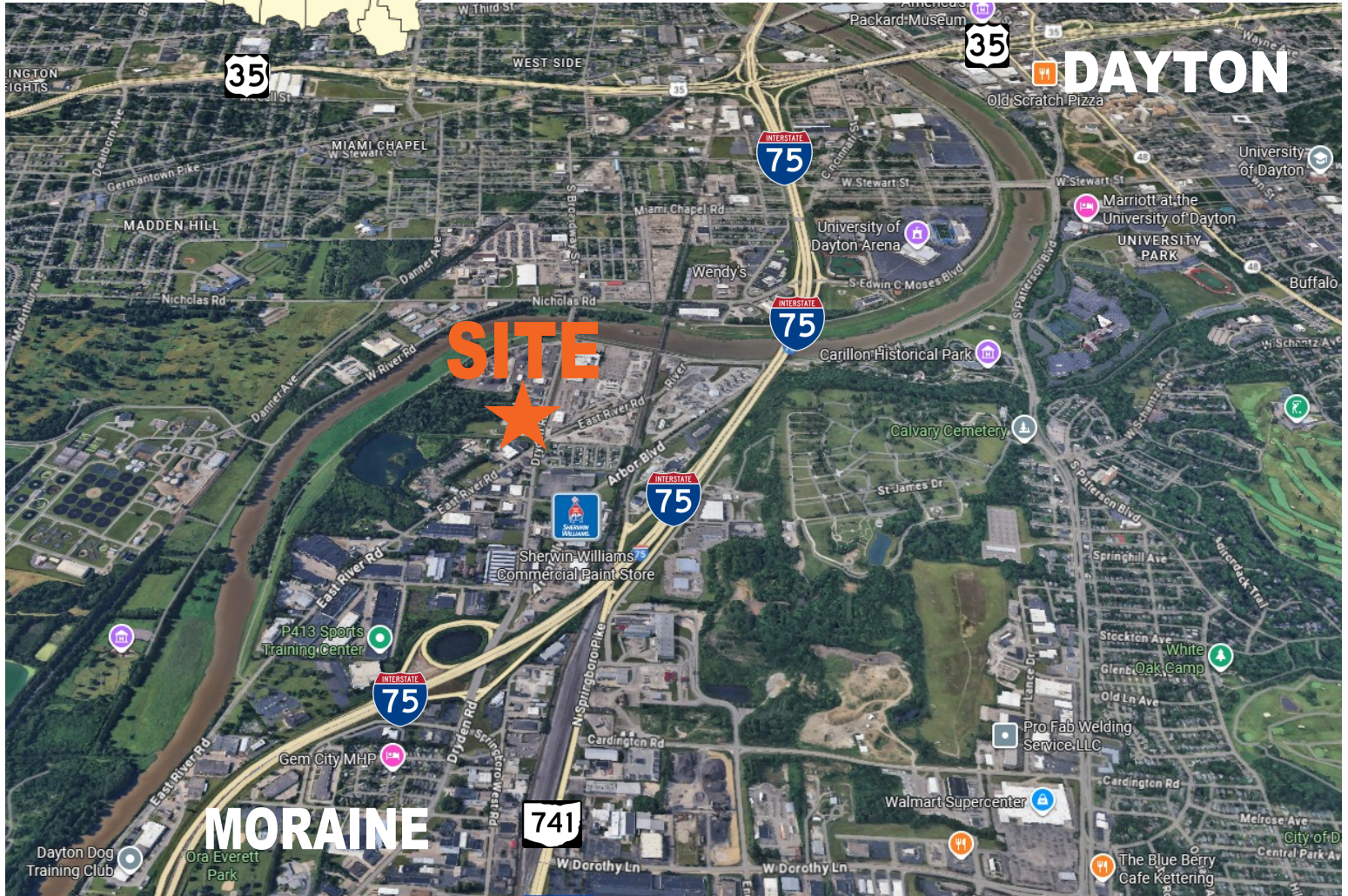
Call for more info.

HRI
Commercial Realty

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The submission may be modified or withdrawn at any time by the property owner.



AREA MAPS

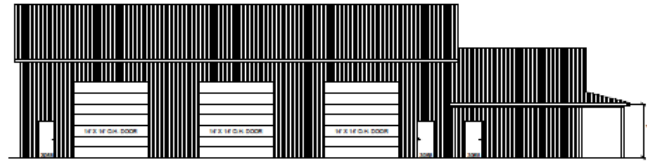


Centralized Location with Close Proximity to:

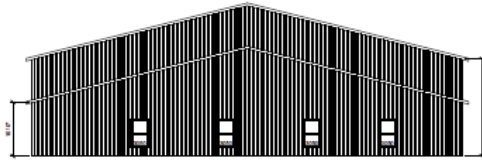
- **I-75**
- **St.Rt. 741**
- **U.S. Rt 35**
- **Dayton CBD**



BUILDING LAYOUT

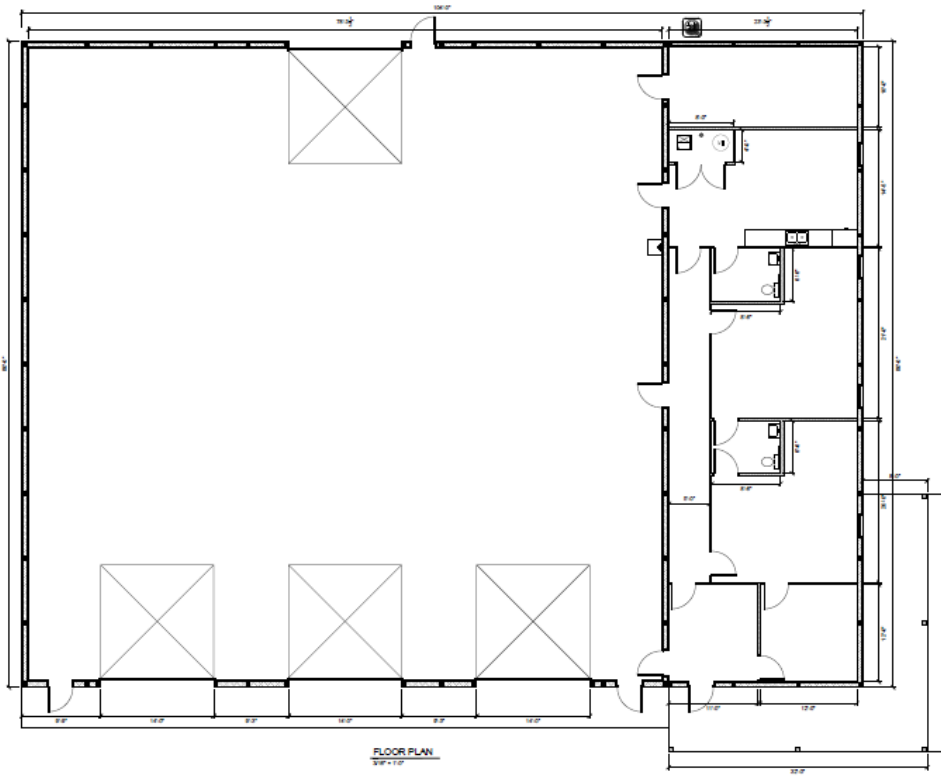


SIDE ELEVATION
18'0" x 17'0"



FRONT ELEVATION
18'0" x 17'0"

FLOOR PLAN
18'0" x 17'0"



FLOOR PLAN
18'0" x 17'0"