



For Lease
\$6.50/SF NNN
OPEX: \$1.50/SF

2268 N Moraine Drive Moraine, Ohio 45439

CONTACT US

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15 McDonough St, Floor 4
Dayton, Ohio 45402
Main: +1 937 449 0997
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Available SF:	13,800 SF
Office SF:	3,100 SF
Lot Size:	0.7785 AC
Docks:	One (10' x 8')
Drive-ins:	Two (10' x 12')
Clear Height:	12'-16'
Power:	208/480v, 3 Phase, 2,000 amps service
Parcel ID#:	J44 28208 0026
Highway Distance:	0.5 miles away from I-75
County:	Montgomery County
Parking:	20 parking spaces on premises

Misc. Features:

- Fully air-conditioned office & warehouse
- Compressed air lines
- Security system
- Buss duct

LABOR FORCE	# of Businesses	Employees
3 MILES	2,955	57,173
5 MILES	6,727	112,004
10 MILES	18,394	276,634

DRIVE DISTANCE

- ▲ **Dayton, OH**
4.7 mi. via I-75 N
- ▼ **Cincinnati, OH**
50.8 mi. via I-75 S
- ◀ **Indianapolis, IN**
121 mi. via I-75 N and I-70 W



2-minute drive to the I-75 interchange at Dryden Rd.

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