

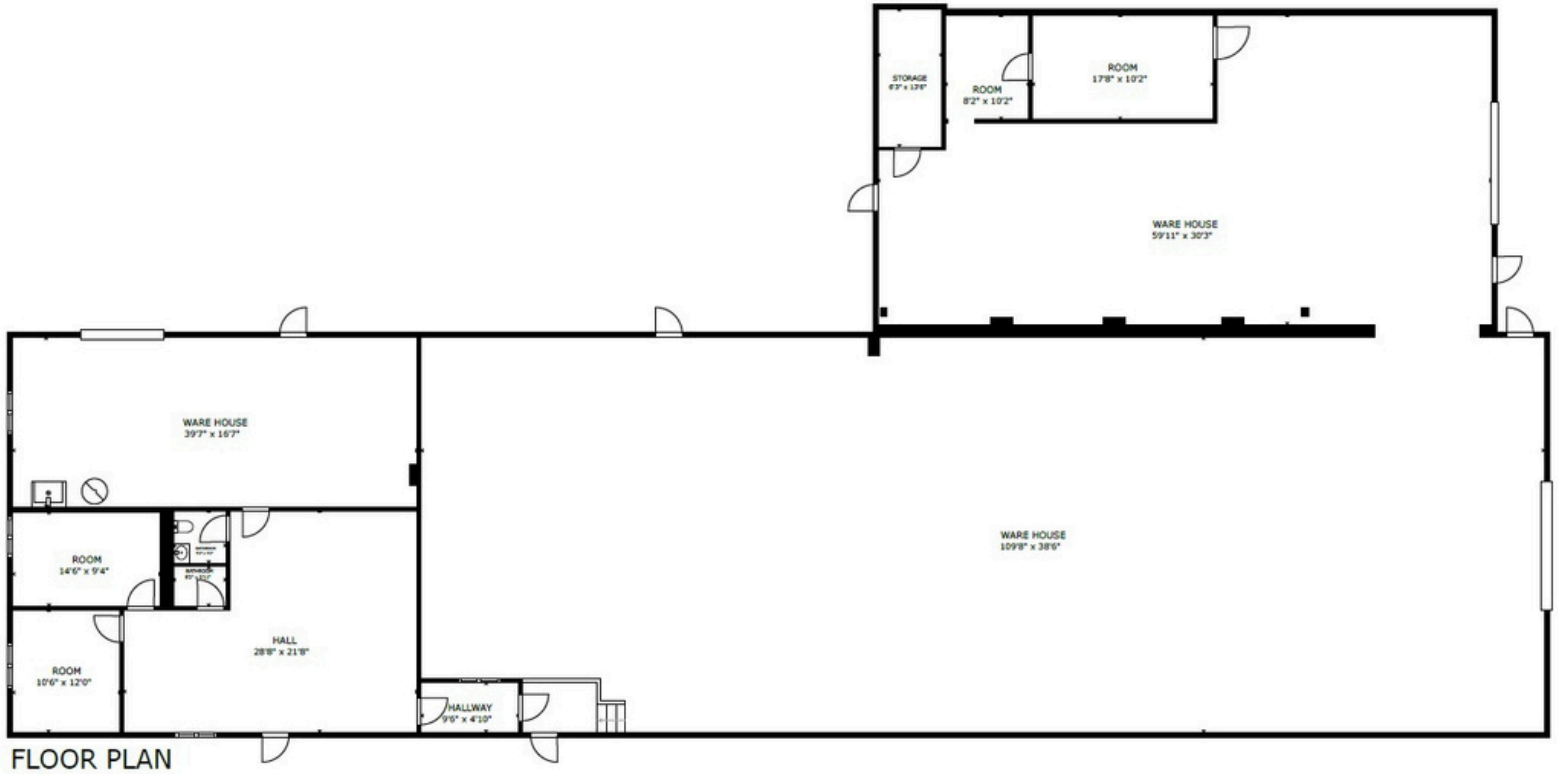


FOR LEASE | 3020 E RIVER ROAD
MORAINE, OH 45439

Property Highlights

- 7,940 SF OF METICULOUSLY MAINTAINED INDUSTRIAL ZONED PROPERTY IN MORaine, OH
- EASY ACCESS TO I-75 NORTH & SOUTHBOUND
- CEILING HEIGHTS IN WAREHOUSE/MANUFACTURING AREAS RANGE FROM 10', 11', AND 22' CLEAR
- NEWER HIGH EFFICIENCY SUSPENDED HVAC SYSTEMS PROVIDE HEAT & AIR-CONDITIONING THROUGHOUT ENTIRE SPACE
- THREE (3) DRIVE UP DOORS (8' W X 8' W), (10' W X 16' H), AND (9' W X 9' W)
- ONE LOADING DOCK W/ LEVELER (10' W X 11' H)
- AMPLE OFFICE SPACE & BREAKROOM
- HEAVY 3-PHASE POWER, NATURAL GAS, PUBLIC WATER, PRIVATE SEPTIC SYSTEM

LEASE RATE: \$9.00 SF/YR NNN



400 SF OF DEDICATED OFFICE SPACE







**3020 E RIVER ROAD | FOR
MORAINE, OH 45439 | LEASE**

2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	13,769	176,842	506,427
HOUSEHOLDS	5,678	74,201	211,167
HH INCOME	\$62,130	\$67,969	\$76,839



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