



## 3155 Elbee Road

Moraine, Ohio 45439

### Property Highlights

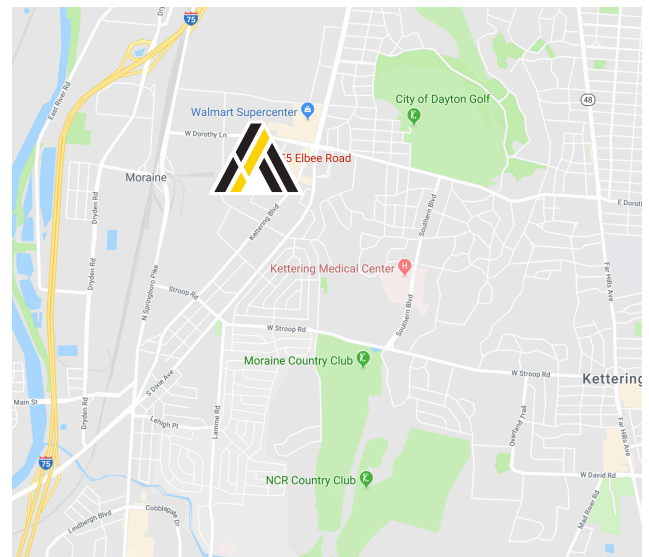
- 5,000± up to 18,032± SF Newly renovated Warehouse space available
- Situated on 11.3± acres
- Outside storage available
- Tilt-up construction
- Wet sprinkler
- Concrete floor
- 14' Clear height
- Drive-in door available
- Docks
- 480 Volt 3 phase power
- LED Lighting
- Gas heat
- City water and sewer
- 2 Restrooms
- On bus line

**Dave Tobeson, SIOR**

Senior Vice President

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**Alex Nikolai**

Senior Associate

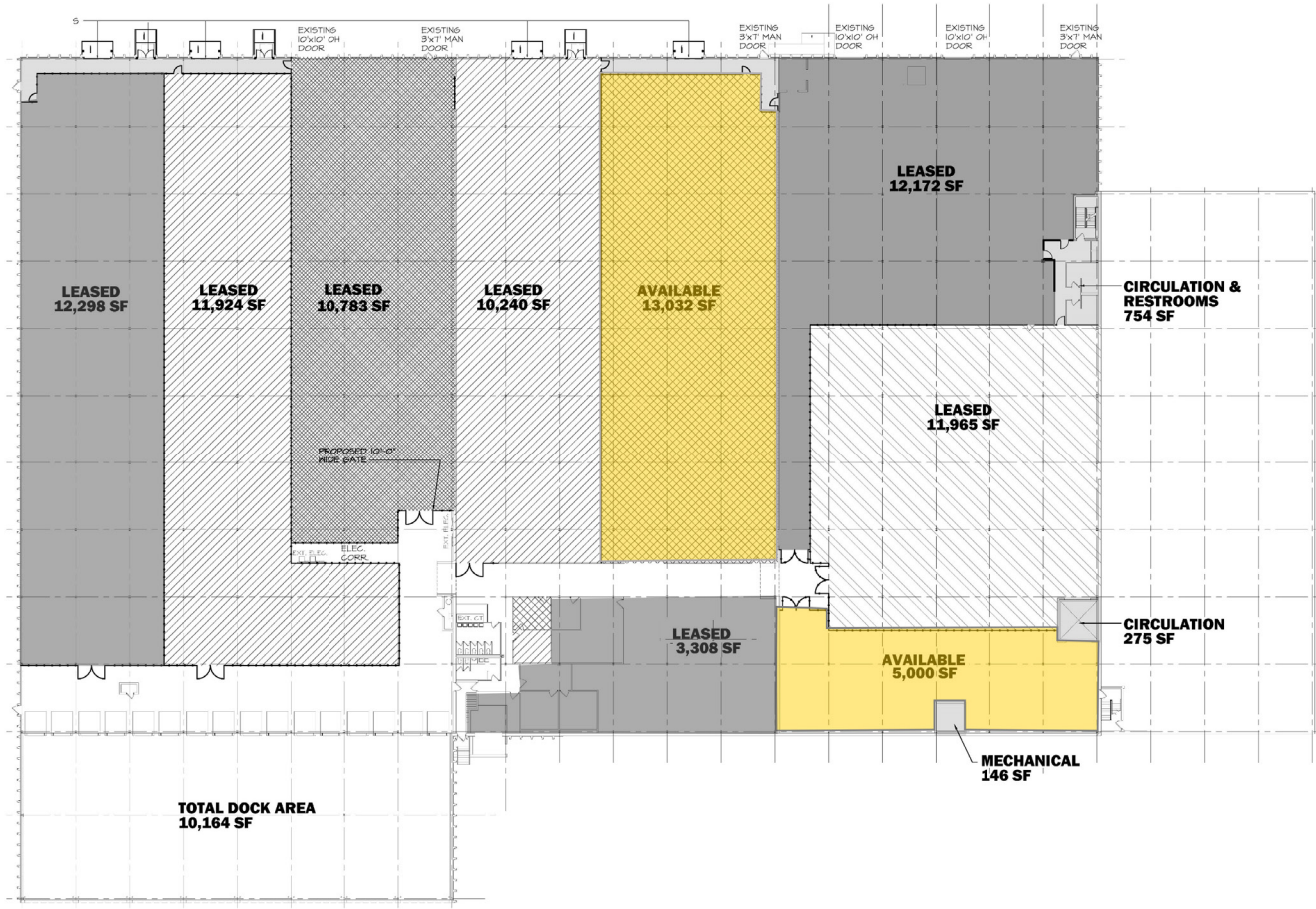
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## Floor Plan



## Aerial View



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