

# HOWARD HANNA

REAL ESTATE SERVICES



## I-75 FRONTAGE!!



**2844 E. River Road  
Moraine, OH 45439**

**\$799,900**

### Property Features:

- 1.77 acre lot with 466' frontage on I-75 with  $\pm$ 55,000 VPD
- Zoned M-1, Light Industrial - City of Moraine



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## Fact Sheet:

<b>Address:</b>	2844 E. River Road Moraine, OH 45439
<b>Price:</b>	\$799,900
<b>County:</b>	Montgomery
<b>City:</b>	Moraine
<b>Construction Type:</b>	Tilt-up concrete with steel framing
<b>Building Size:</b>	16,200 SQFT
<b>Ceiling Height:</b>	9' clear height - each floor
<b>Lot Size:</b>	1.77 Acres
<b>Year Built:</b>	1980
<b>Zoning:</b>	M1 - Light Industrial
<b>Parking Spaces:</b>	40+
<b>Roof:</b>	EPMD Roof
<b>HVAC:</b>	Multiple HVAC systems, propane gas
<b>Electric:</b>	600 amp, 3 phase
<b>Restrooms:</b>	Two sets of restrooms per floor
<b>Elevator:</b>	None
<b>Taxes:</b>	Approx. \$12,163.09



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## Property Description:

### **Property Description - 2844 East River Road, Moraine, OH 45439**

Rarely does a property combine this level of highway visibility with functional, move-in-ready building space. Located directly on Interstate 75 with 466 feet of frontage and exposure to more than 55,000 vehicles per day, 2844 East River Road is one of the most visible commercial properties along this corridor in the Dayton metro area.

The building itself is a two-story, 16,200 square foot structure built in 1980 and situated on a 1.77-acre lot in the City of Moraine. The property is zoned M-1 Light Industrial, which supports a broad range of uses including light manufacturing, warehousing, distribution, professional office, and service businesses. With 40+ on-site parking spaces, the property accommodates staff and visitors comfortably.

Whether you are looking to owner-occupy or invest, 2844 East River Road presents a solid opportunity in a high-traffic, established commercial area. The combination of I-75 frontage, functional multi-floor space, and heavy electrical capacity is difficult to replicate at this price point.

Schedule a showing today.



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