

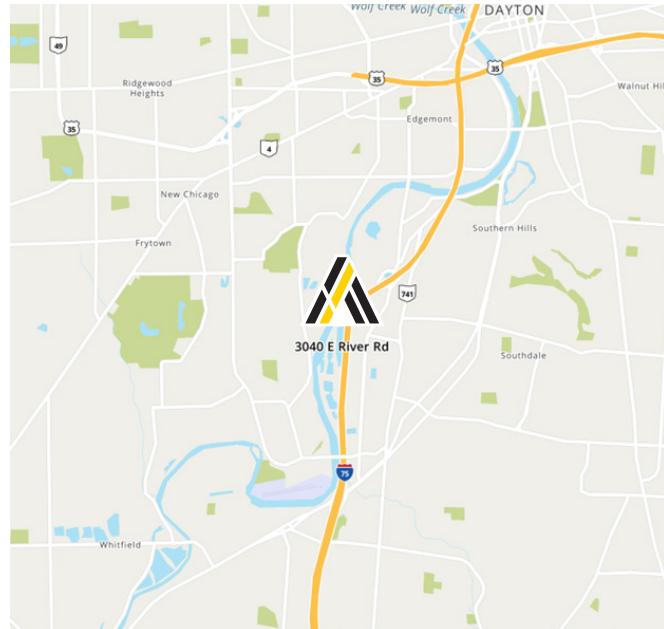
3040 East River Road

Moraine, Ohio 45439

LEASE RATE:
**\$8.00 PSF MODIFIED GROSS
+ UTILITIES**

Property Highlights

- 2,625± SF - 19,460± SF Available
- 4,550± SF Office
- 2,625± SF Flex/Showroom with OH door
- 12,285± SF Warehouse manufacturing space with 17'2" ceilings
- 4 Docks
- 1 Oversized OH door
- Extensive electric service (Former medical manufacturing facility)
- Built in 1973
- Zoned M-1 - Light Industrial & Commercial
- Extensive I-75 Frontage and SIGNAGE OPPORTUNITY



Wade Elliott, SIOR

Vice President

937.469.8270

Wade.Elliott@ApexCommercialGroup.com



Alex Nikolai

Senior Associate

937.222.7884

Alex.Nikolai@ApexCommercialGroup.com

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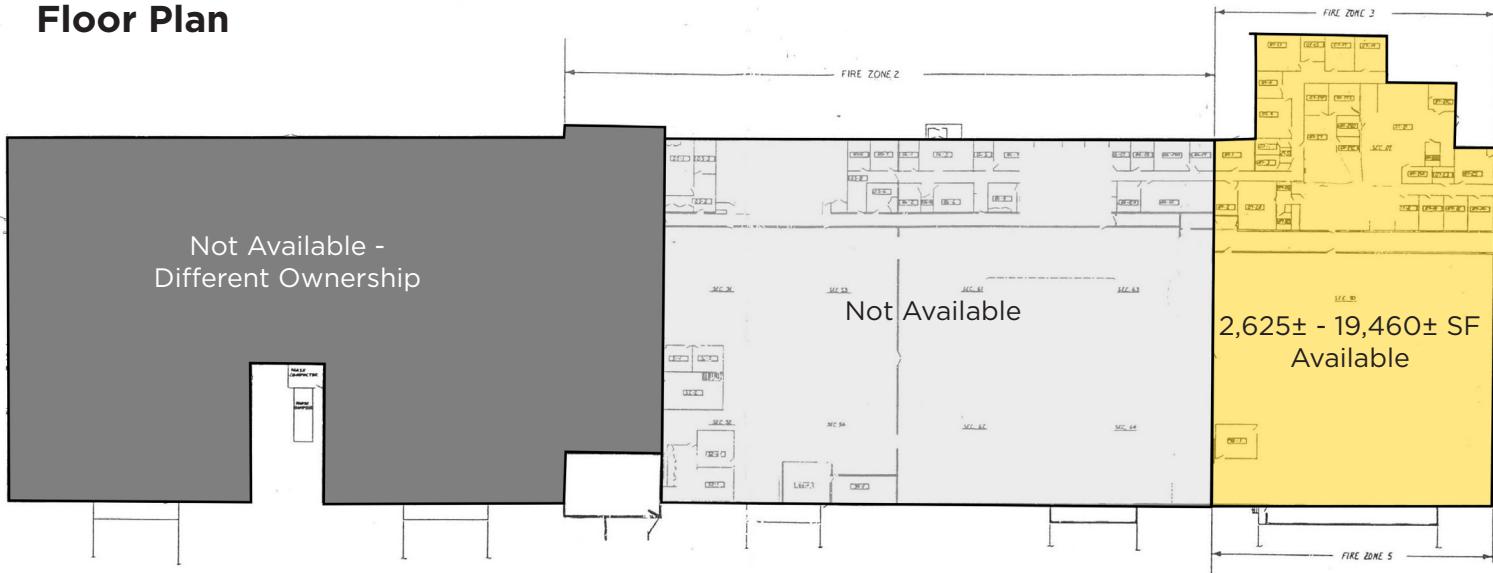
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Industrial Space

Building Specifications

Total Building SF:	56,124± SF
Total Office SF:	16,094± SF
Total Warehouse/Manufacturing SF:	40,030± SF
Acreage:	3.614± SF
Air Conditioning:	100%
Sprinkler:	100% Wet System
Floors:	6" Reinforced Concrete
Water & Sewer:	Municipal
Loading Facilities:	Six (6) Docks, Three (3) OH Doors
Ceiling Height:	16.5' - 17'2" Clear
Lighting:	Metal Halide and Fluorescent
Electric Service:	Heavy Electric 2000 AMP 480 V 3-Phase plus
Roof Construction:	Built-Up and Membrane
Construction:	Masonry
Montgomery County Auditor's PPN:	J44-20908-0041

Floor Plan



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Aerial



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