

**PRICE REDUCED!**

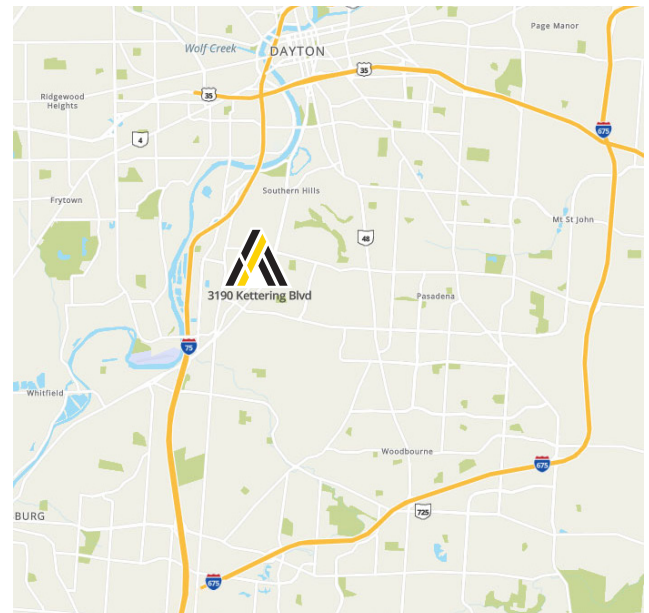
## 3190 Kettering Boulevard

Moraine, Ohio 45439

**LEASE RATE:**~~\$6.95 PSF NNN~~**\$6.50 PSF NNN**

### Property Highlights

- 6,984± SF Available
- 12'± Clear ceiling height
- Dock door (14'W x 12'H)
- Double door access
- Fluorescent lighting
- 1 Restroom
- Office space negotiable offering flexibility to tailor the facilities to your business requirements
- Strategically located between two exits off I-75 providing excellent connectivity and ease of access for transportation
- Zoned M-1 - Light Industrial

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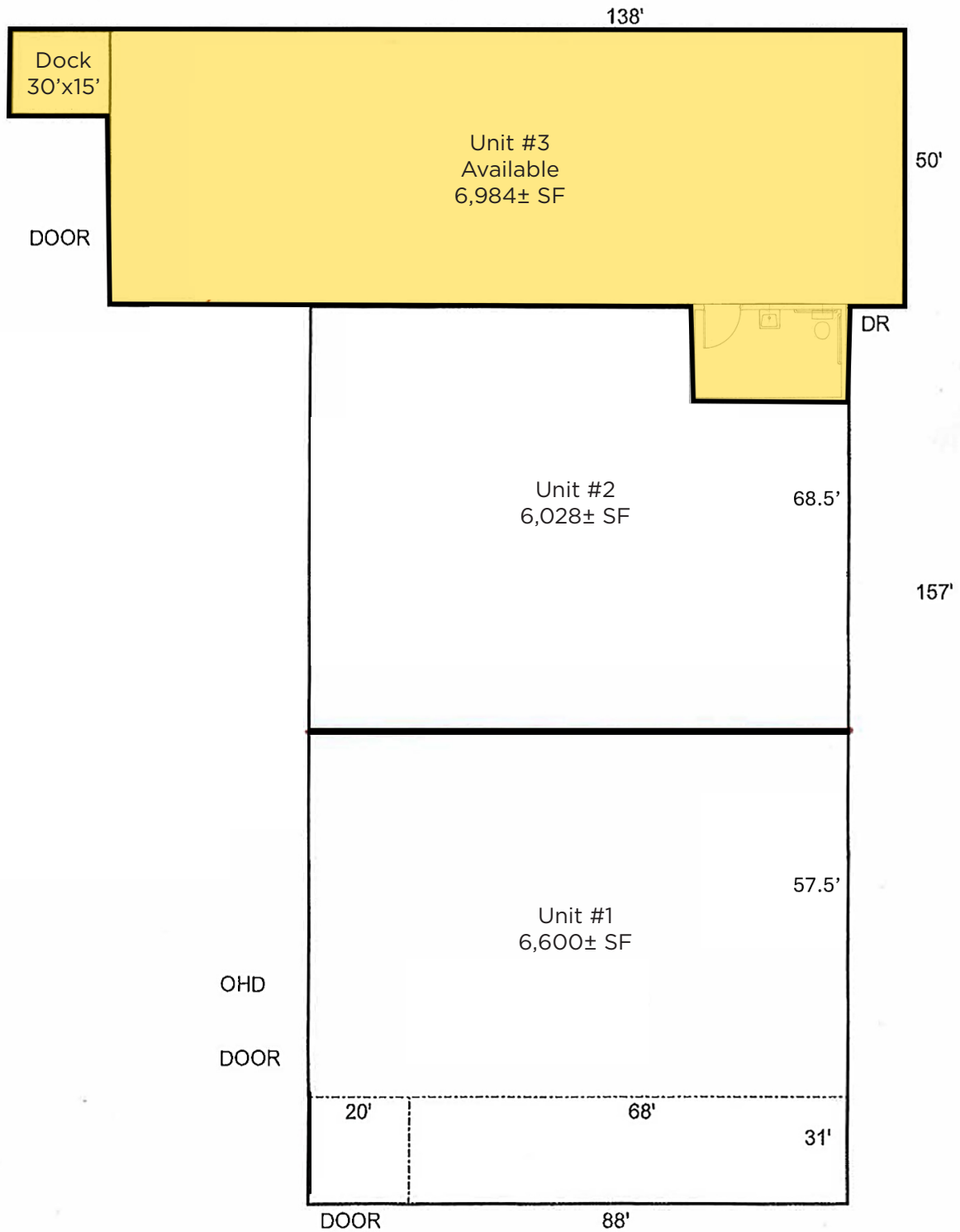
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## Floor Plan





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## Photo



## Aerial



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