



2240 - 2280 Arbor Boulevard

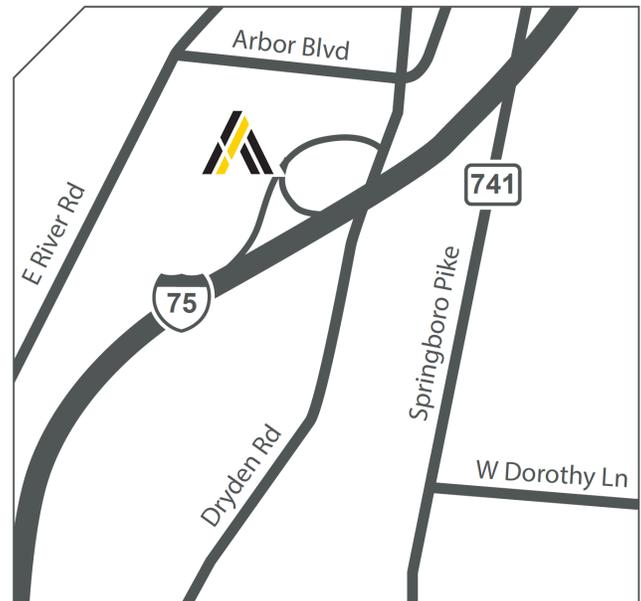
Moraine, Ohio 45439

LEASE RATE:

\$5.75 PSF NNN

Property Highlights

- 25,557± SF Available
- 1,100± SF Office
- 24,457± SF Warehouse/Distribution
- Multi-Purpose Facility: Distribution, Sales Service and Light Manufacturing
- 19' Clear height
- 2 Loading docks
- 1 Drive-in door
- New LED lighting
- Three (3) phase power
- Abundant employee parking area
- Less than one (1) mile to I-75



Steve Peters, SIOR

Principal

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Owned and managed by:



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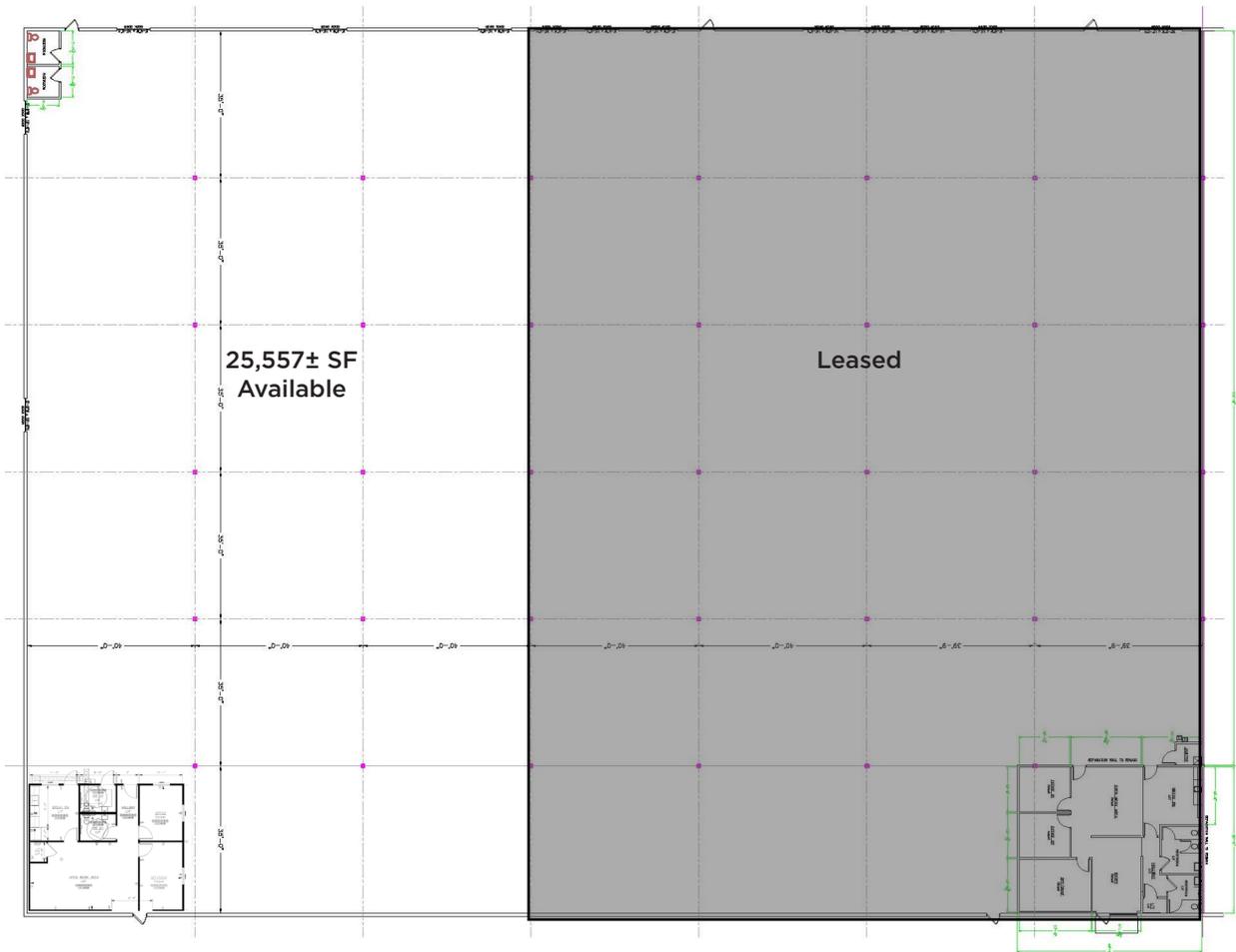
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Industrial Space

Building Specifications

Location:	2240-2280 Arbor Boulevard Moraine, Ohio	Electrical:	Three (3) Phase Power, 120/208 Volts
Available:	25,557± SF	Sprinkler System:	Wet
Docks:	2 (8' x 9')	Lighting:	LED
Drive-In Door:	1 (8' x 9')	Heating:	Natural Gas
Ceiling Height:	19' to Bottom of Bar Joists	Lease Type:	NNN
Construction:	Con/Steel Tilt-Up	Lease Rates:	Industrial - \$5.75 PSF Office - Negotiable
		Lease Term:	Negotiable

Floor Plan



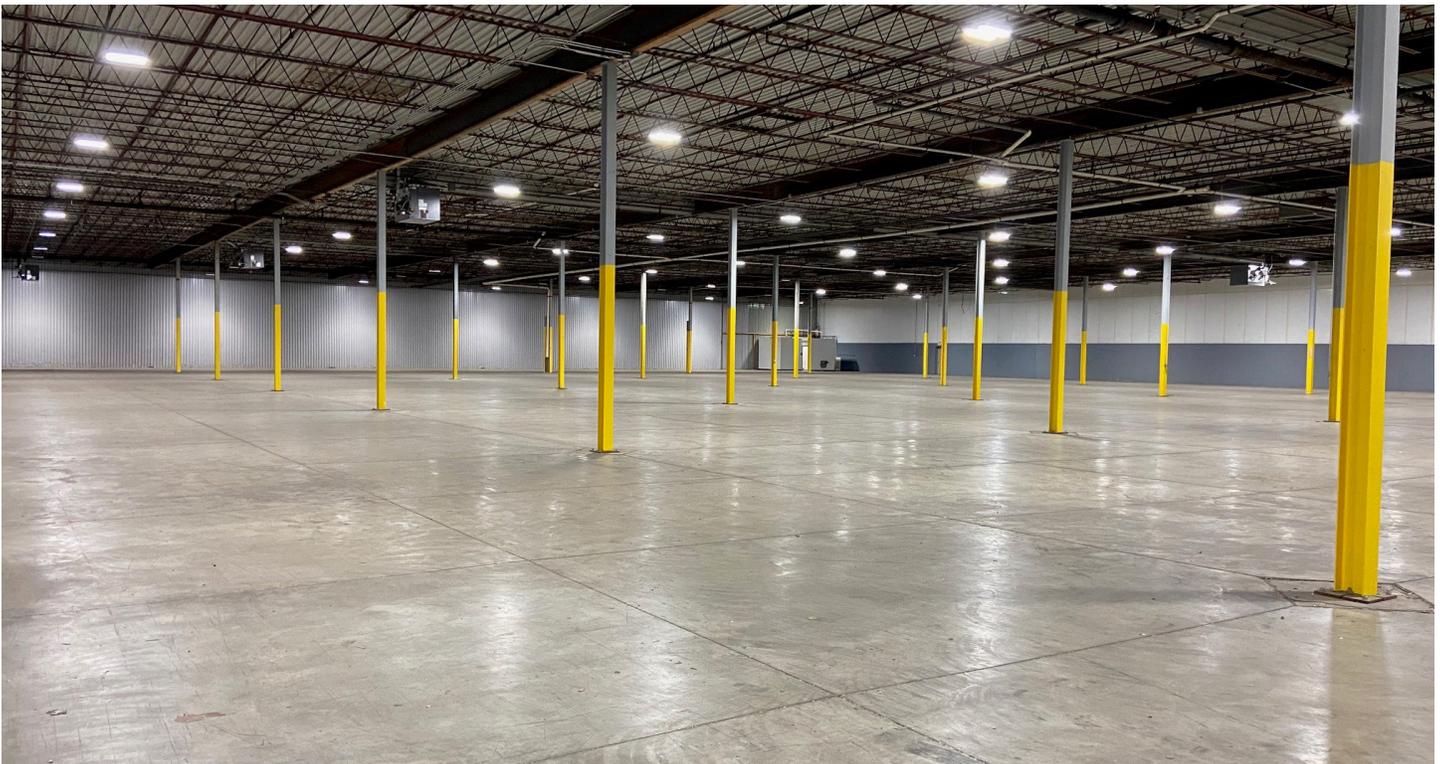
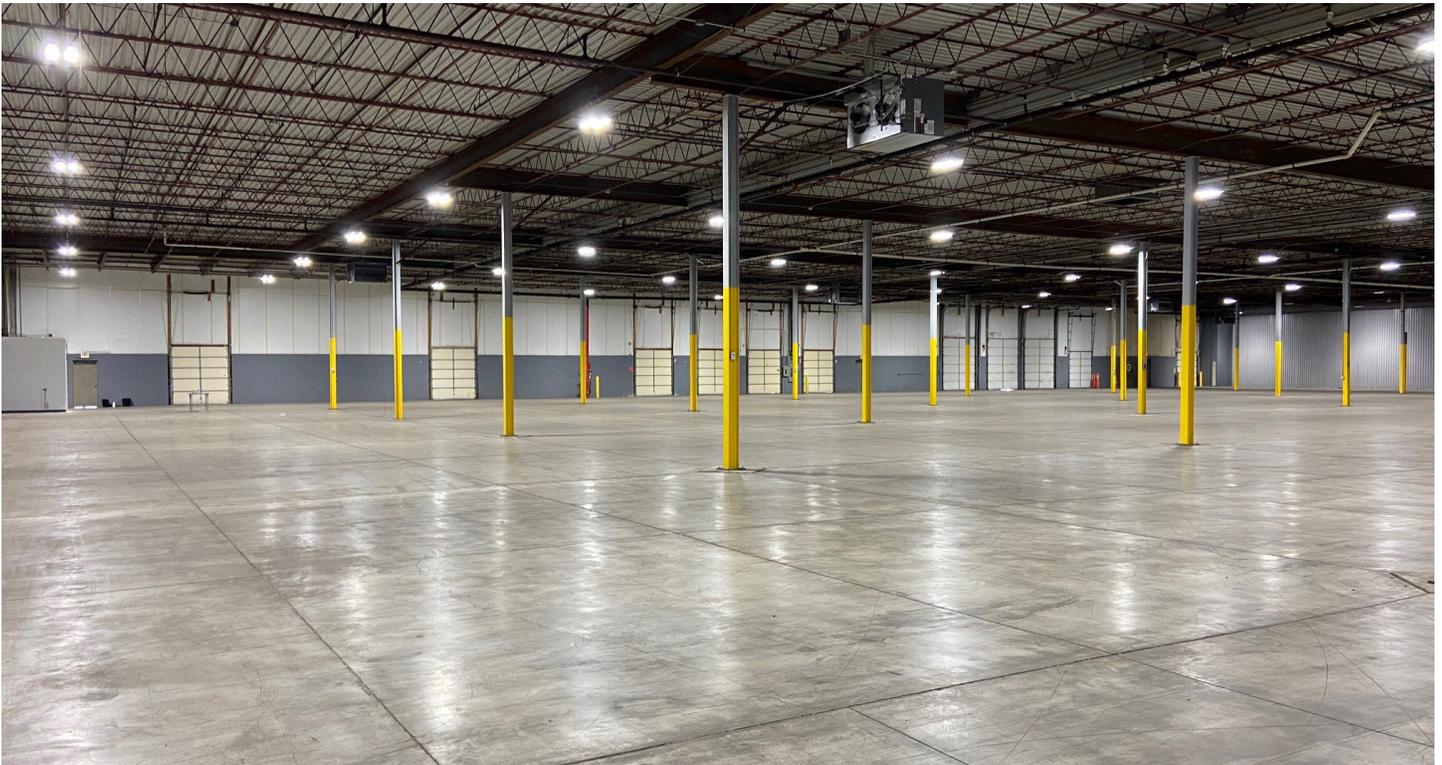
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Photos

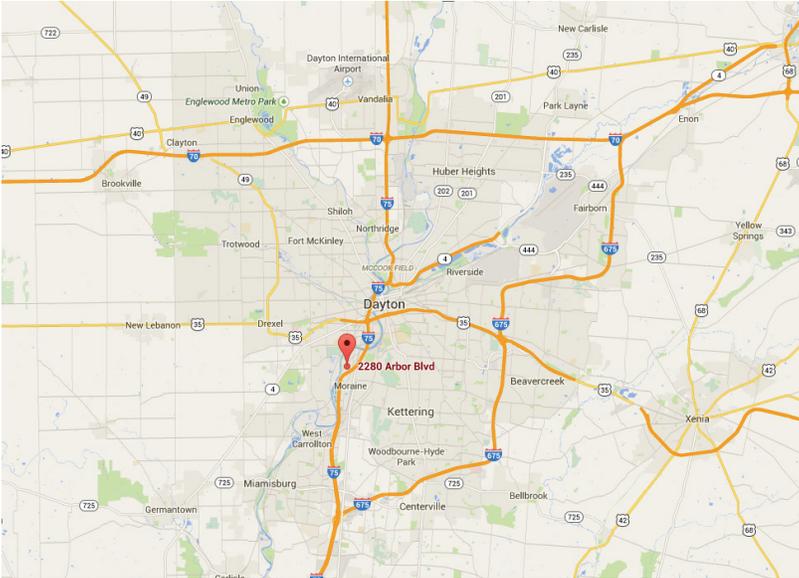


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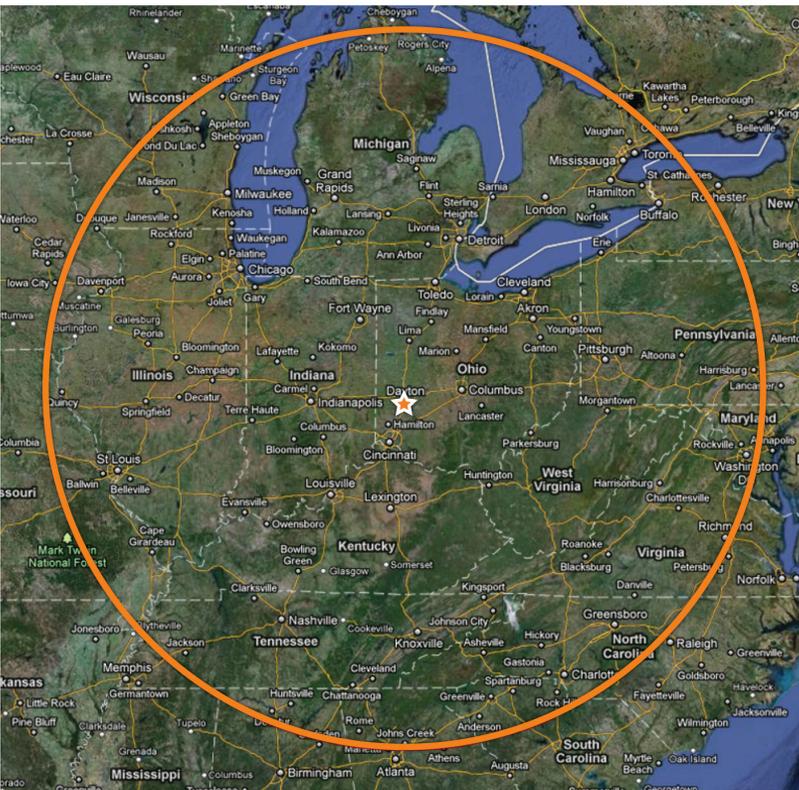
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Prime Industrial Space



- .6 miles to Interstate 75
- 4.5 miles to Downtown Dayton
- 7 miles to Interstate 675
- 11 miles to Interstate 70
- 15 miles to Dayton International Airport
- 50 miles to Downtown Cincinnati
- 62 miles to Greater Cincinnati Airport
- 75 miles to Downtown Columbus



- One Day Truck
- 400 Mile Radius

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