

## FOR LEASE Warehouse/Manufacturing



## **3190 Kettering Boulevard**

Moraine, Ohio 45439

#### **Property Highlights**

- 6,028± 12,928± SF
- 12'± Clear ceiling height
- Dock door (14'W x 12'H)
- Double door access
- Fluorescent lighting
- Strategically located between two exits off I-75 providing excellent connectivity and ease of access for transportation
- Office space and restroom negotiable offering flexibility to tailor the facilities to your business requirements
- Zoned M-1 Light Industrial

LEASE RATE: \$6.95 PSF NNN





Wade Elliott, SIOR Vice President 937.469.8270 Wade.Elliott@ApexCommercialGroup.com



Alex Nikolai Senior Associate 937.222.7884 Alex.Nikolai@ApexCommercialGroup.com

ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

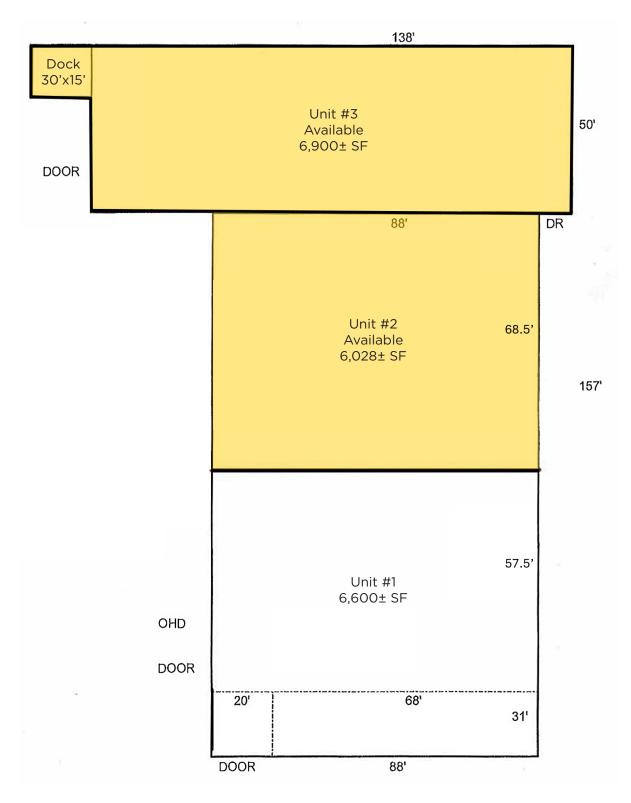
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### **Floor Plan**



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#### Photo



#### Aerial



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