



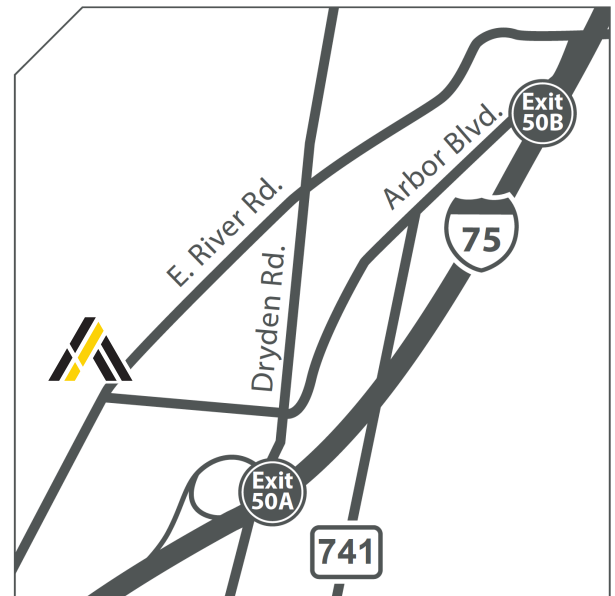
2447 East River Road

Moraine, Ohio 45439

LEASE RATE:
\$4.75 PSF NNN

Property Highlights

- Distribution, Sales Service and Light Manufacturing
- 28,225± SF up to 95,025± SF Available
- 19' Clear Height
- Twelve (12) docks total - 4 per vacancy
- Less than one (1) mile to I-75
- Best Value in the South Dayton Market



Steve Peters, SIOR

Principal

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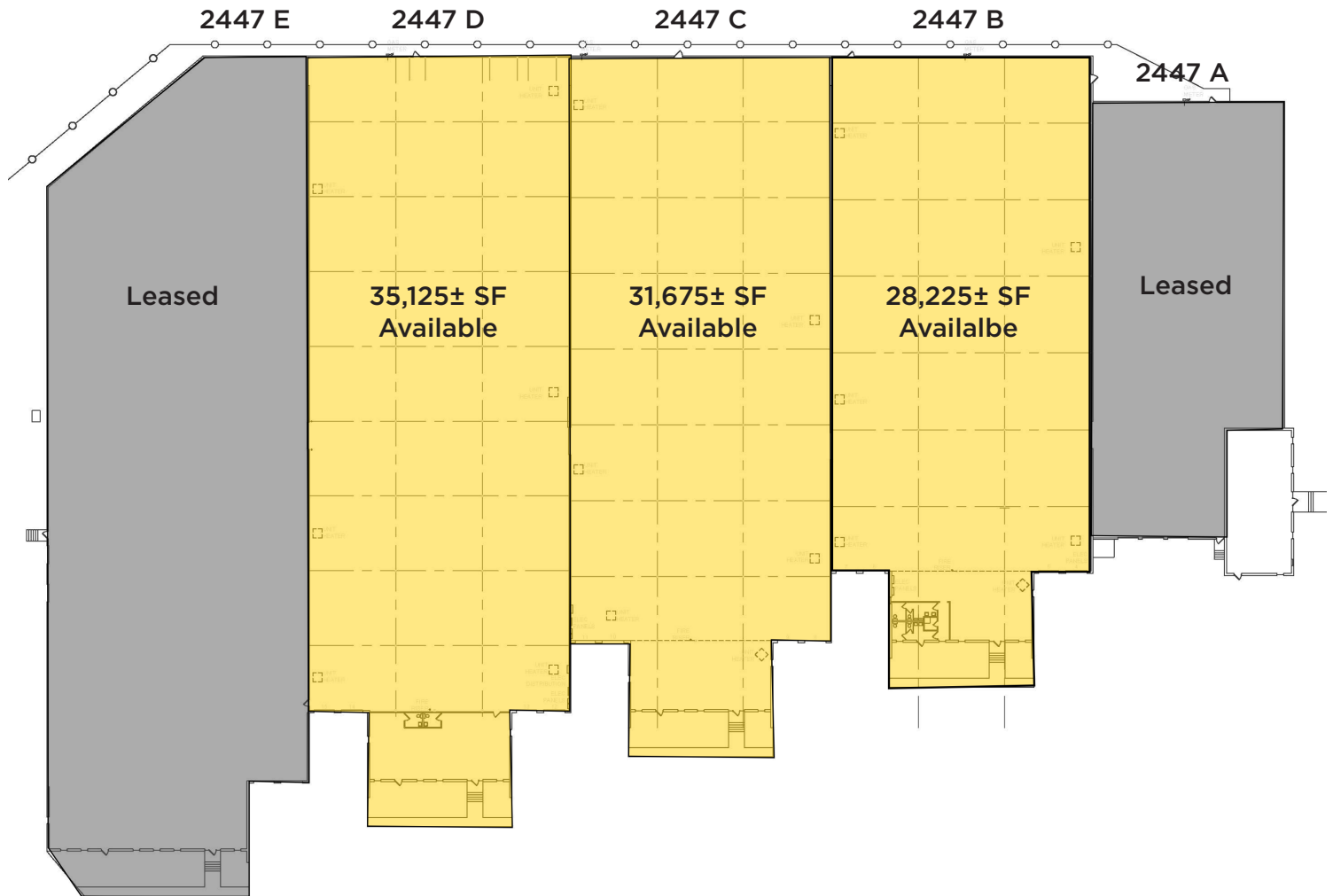
Owned and managed by:



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Floor Plan

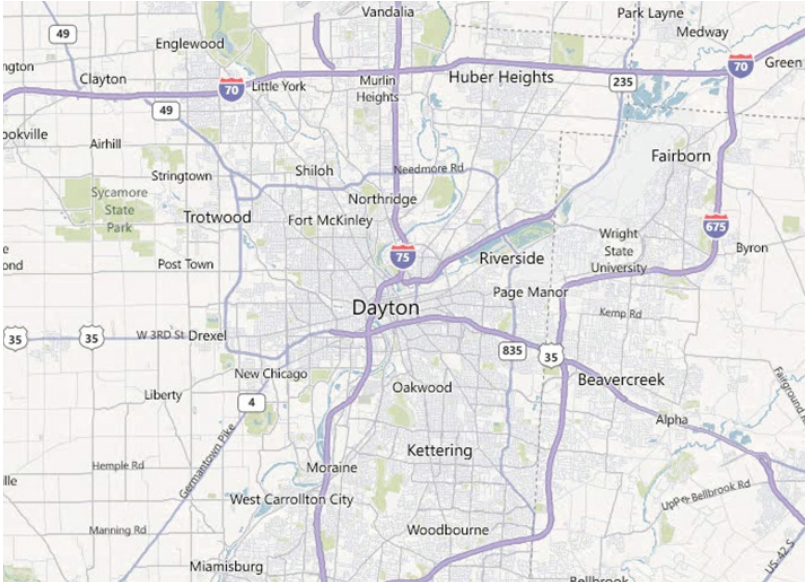


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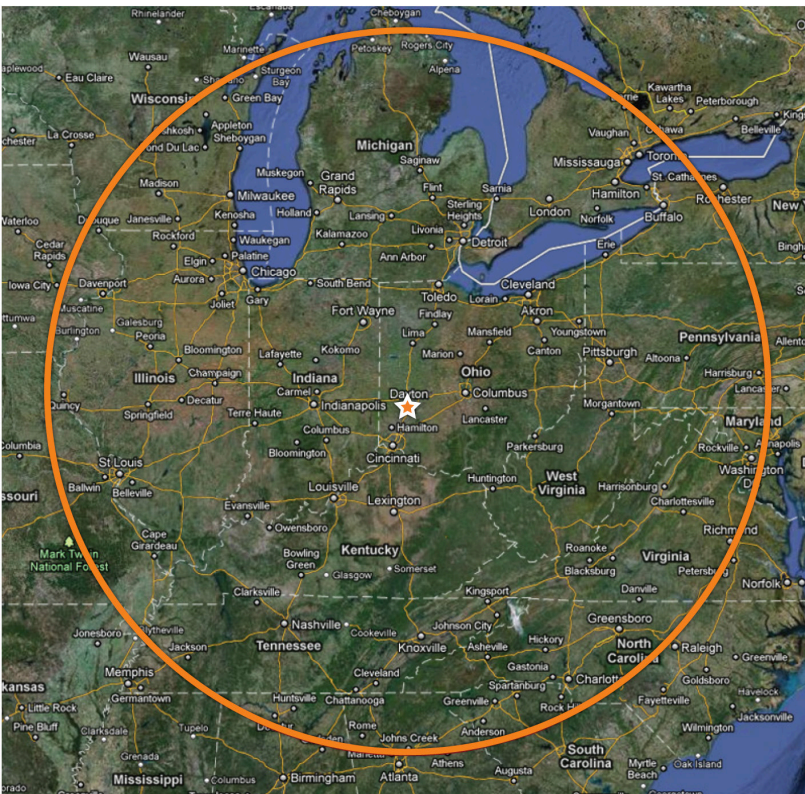
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Prime Industrial Space



- .8 miles to Interstate 75
- 5 miles to Downtown Dayton
- 7 miles to Interstate 675
- 10 miles to Interstate 70
- 14 miles to Dayton International Airport
- 43 miles to Downtown Cincinnati
- 60 miles to Greater Cincinnati Airport
- 74 miles to Downtown Columbus



- One Day Truck
- 400 Mile Radius

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