



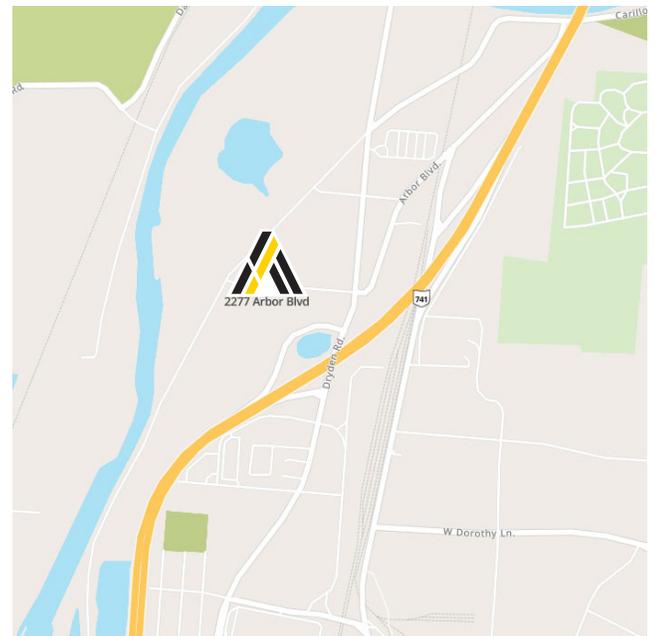
2277 Arbor Boulevard

Moraine, Ohio 45439

LEASE RATE:
\$5.25 PSF NNN

Property Highlights

- Multi-Purpose Facility: Distribution, Sales Service and Light Manufacturing
- Two spaces available:
 - 16,350± SF
 - 9,227± SF up to 27,527± SF
- 19' Clear height
- Loading docks
- Drive-in doors
- Three (3) phase power
- Less than one (1) mile to I-75



Steve Peters, SIOR

Principal

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Owned and managed by:



2277 Arbor Boulevard

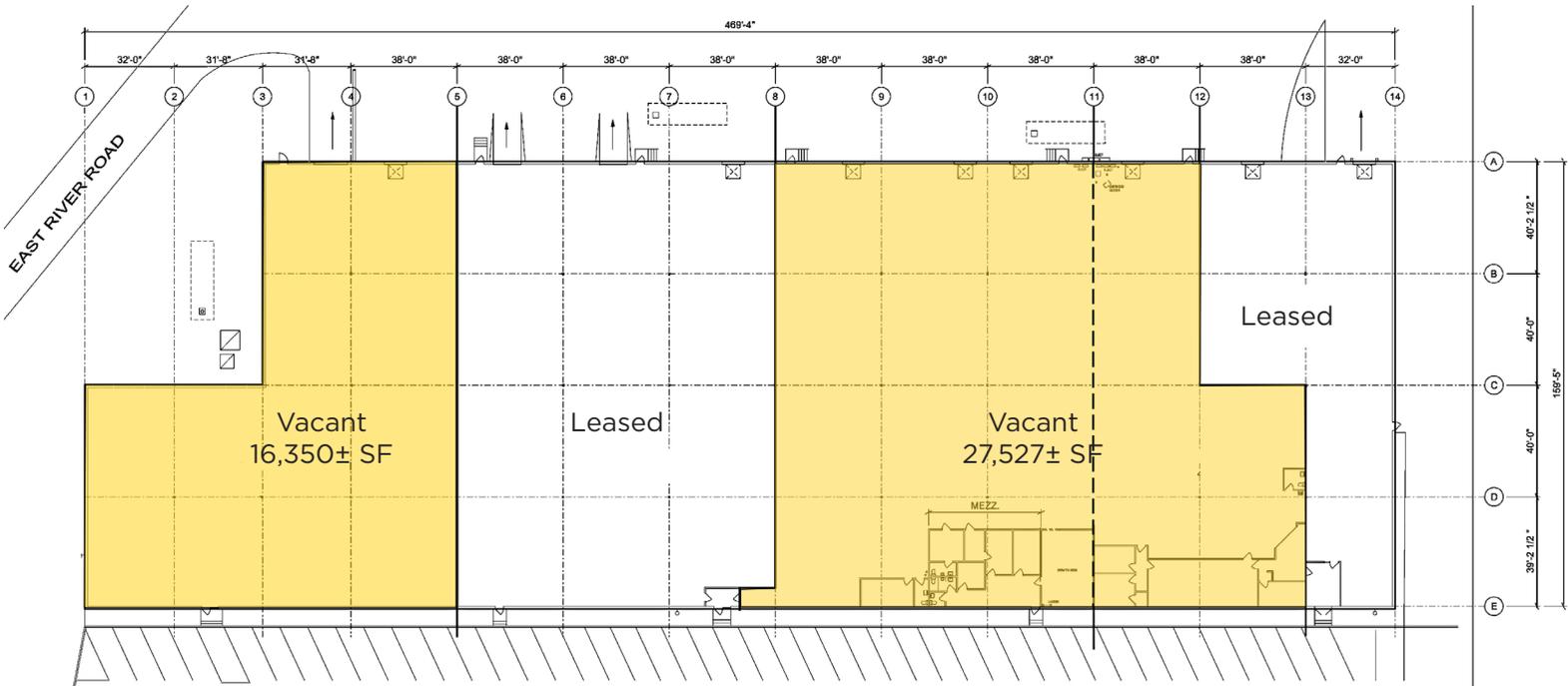
Moraine, Ohio 45439

Industrial Space

Building Specifications

Location:	2277-2297 Arbor Boulevard, Moraine, Ohio	
Available:	16,350± SF	9,227± SF up to 27,527± SF
Warehouse SF:	11,500± SF	23,527± SF
Office SF:	4,850± SF	4,000± SF
Docks:	One (1)	Four (4)
Drive-in Door:	One (1)	
Ceiling Height:	19' to bottom of bar joists	
Construction:	Con/Steel Tilt-Up	
Sprinkler System:	Wet	
Heating:	Natural Gas	
Lease Type:	NNN	
Lease Rate:	\$5.25 PSF	

Building Plan



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Photos

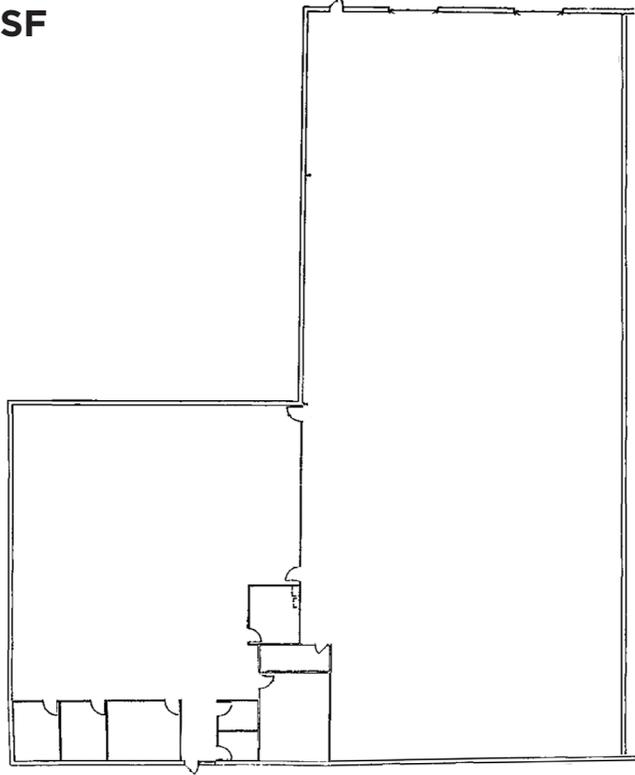


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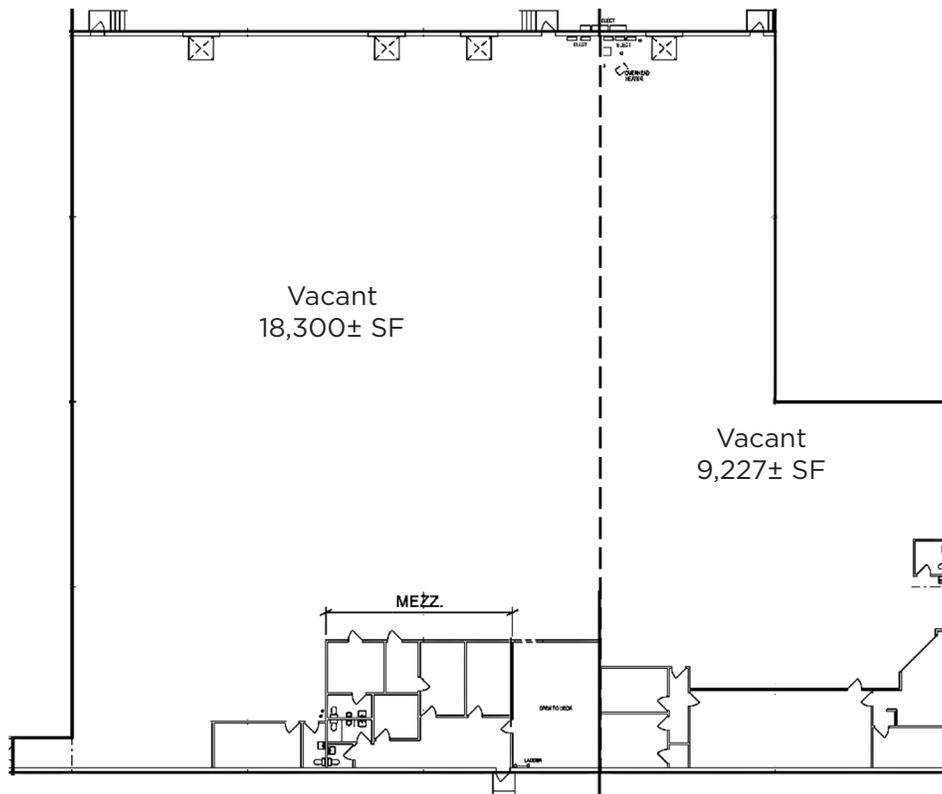
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Floor Plan - 16,350± SF



Floor Plan - 9,227± SF up to 27,527± SF



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