

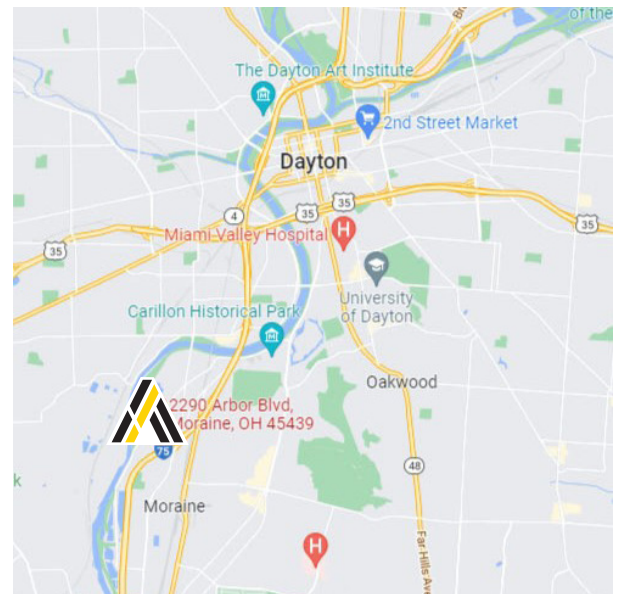


2290 Arbor Boulevard

Moraine, Ohio 45439

Property Highlights

- 32,860± Total SF
- Excellent I-75 access
- 5 Dock doors with levelers
- 19' Clear ceiling height
- 2 Restrooms
- Ample parking
- 3.89± Acres
- Concrete tilt-up construction
- ESFR Sprinkler
- 40' x 40' Column spacing
- Reinforced concrete floor
- 3 Phase electric
- LED Lights with skylights
- City Water/Sewer
- OH Gas fired heat
- Completed renovated 2019



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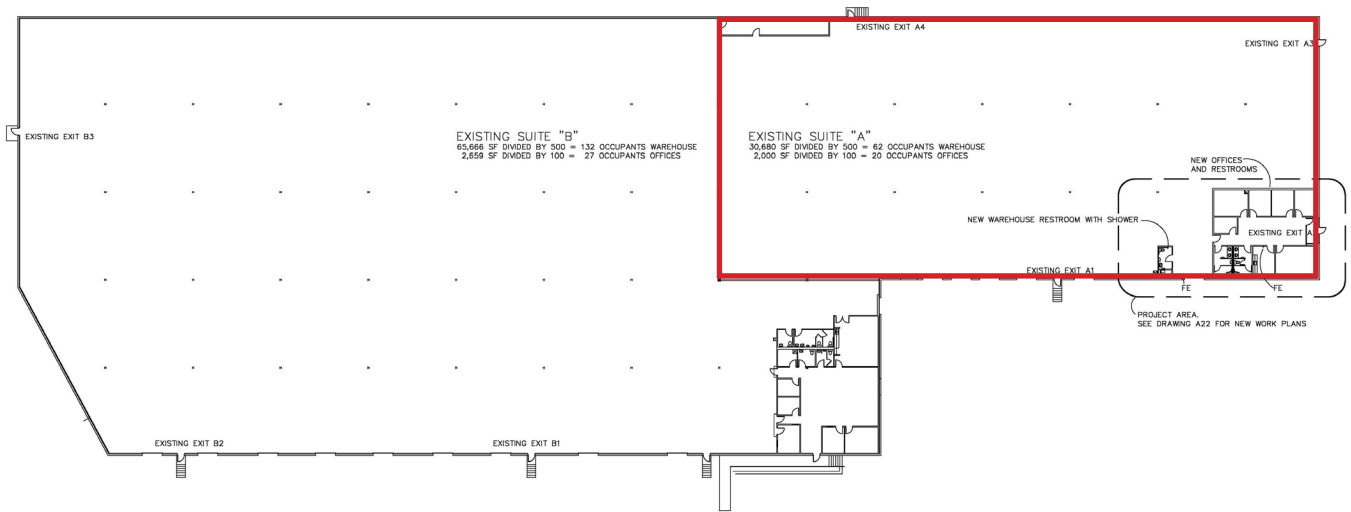
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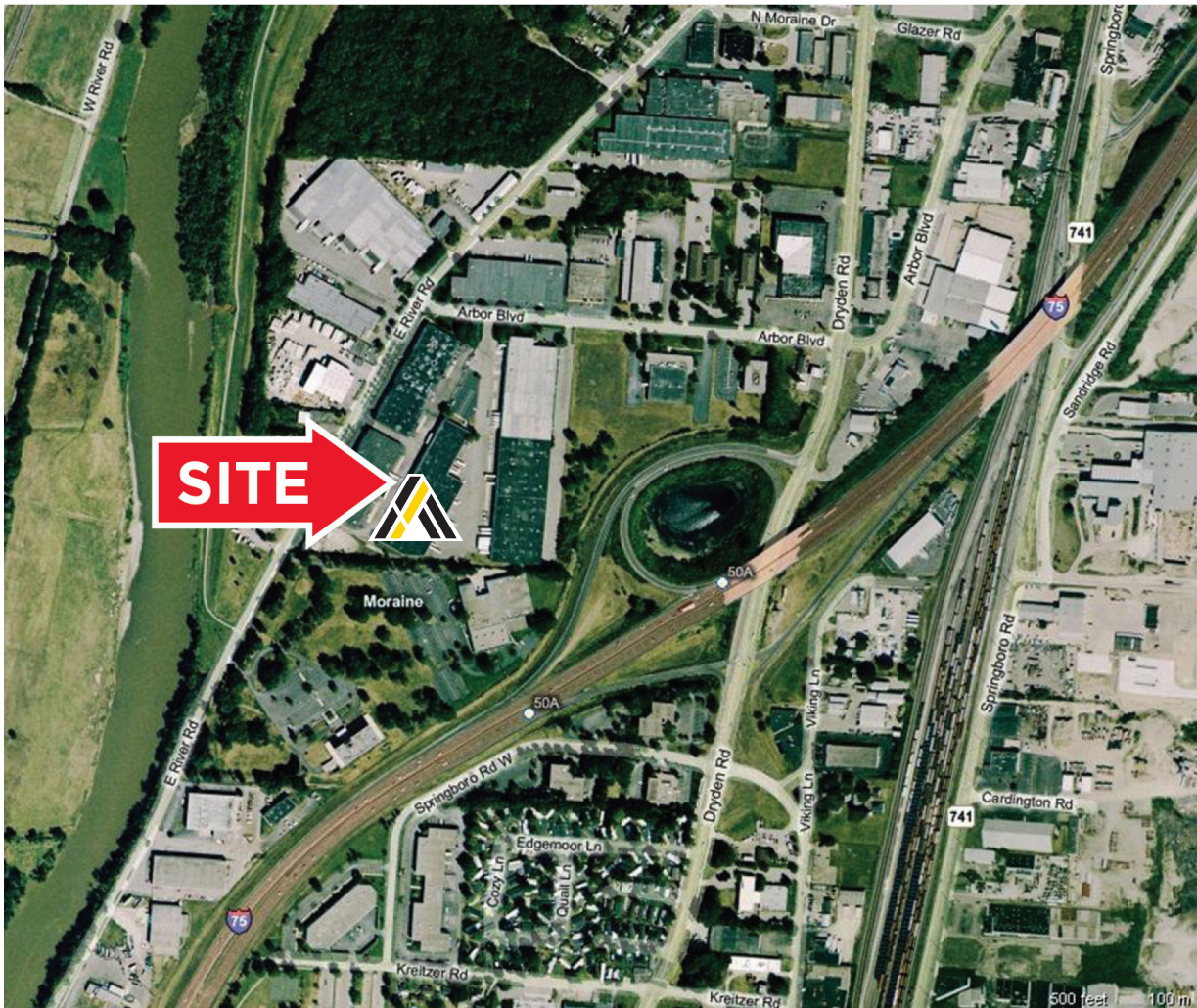
Floor Plan



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Aerial and Location Map



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Photos



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