



5238 Cobblegate Drive

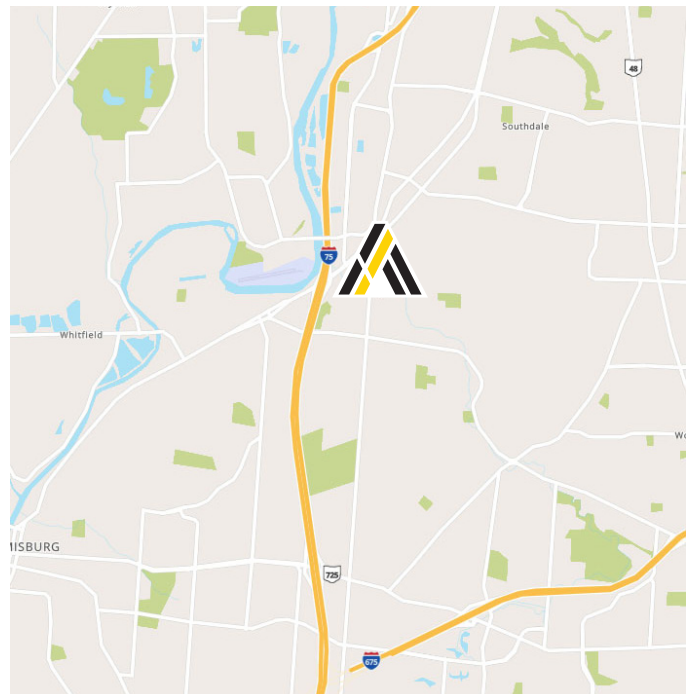
Moraine, Ohio 45439

SALE PRICE:
\$1,687,500

LEASE RATE:
\$5.95 PSF NNN

Property Highlights

- 22,500± SF Total
- 18,500± SF Warehouse
- 4,000± SF Showroom
- Situated on 3.42± acres
- Large outdoor storage area
- Renovations: The 2019 renovation features a modern showroom, two restrooms for men and women, a separate restroom for the warehouse, a conference room, and a breakroom. Additional improvements include a service office for the warehouse and a dock.
- Zoned B-2 - General Business District



Joe Krug

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Industrial Space

Building Specifications

Total SF:	22,500± SF
Year Built:	1995
Year Renovated:	2019
Zoning:	B-2 General Business District
Dock Doors:	One (1) truck dock
Drive-in Doors:	Five (5) exterior, one (1) interior
Clear Height:	17' - 19'
Floor:	Concrete
Lighting:	LED
Power:	Two (2) 200 amp 240v - 3 phase
Warehouse Heat:	CoRayVac Heat + Gas Heaters
Parking:	68 Spaces
Warehouse:	Clear span warehouse

Photos

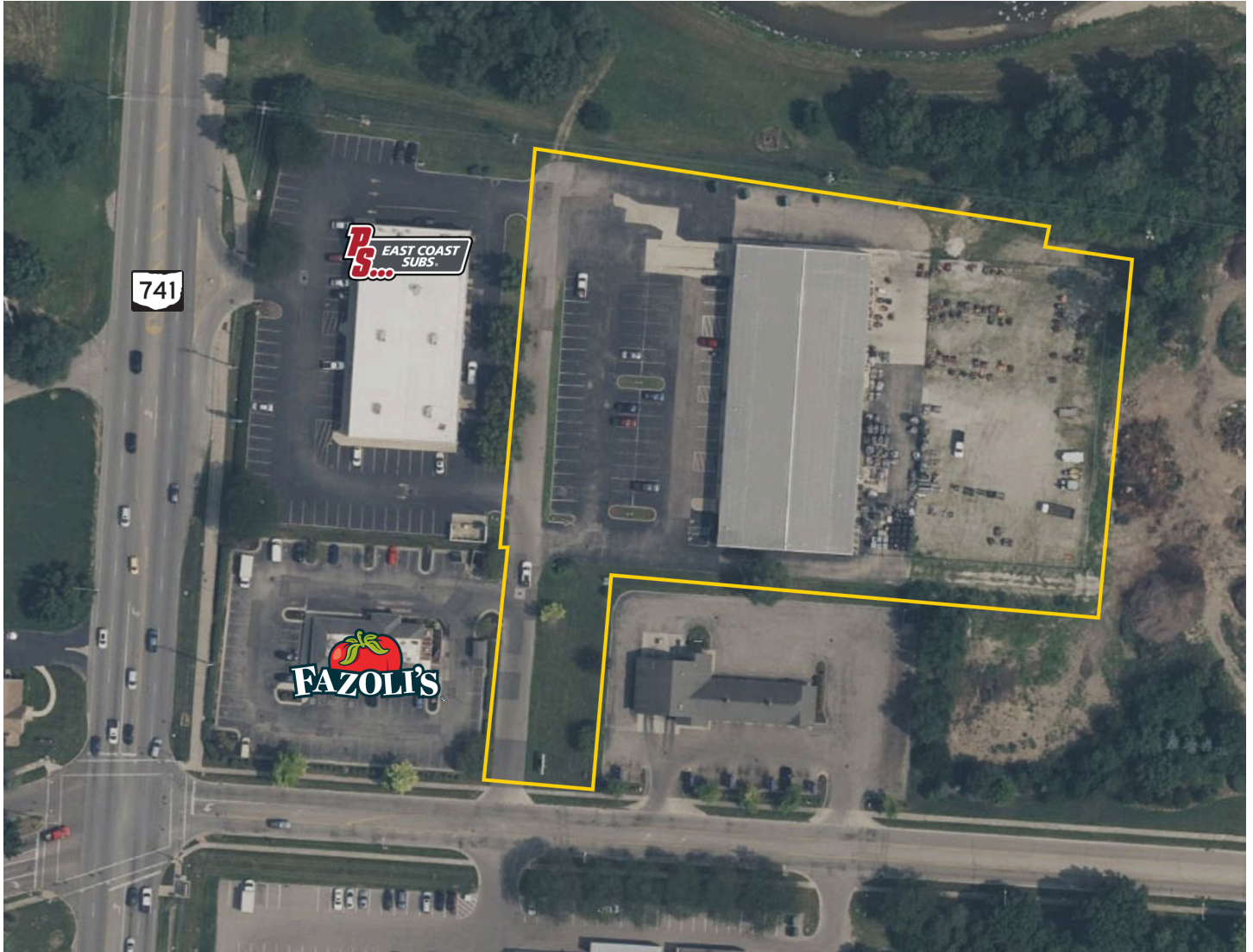


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Aerial

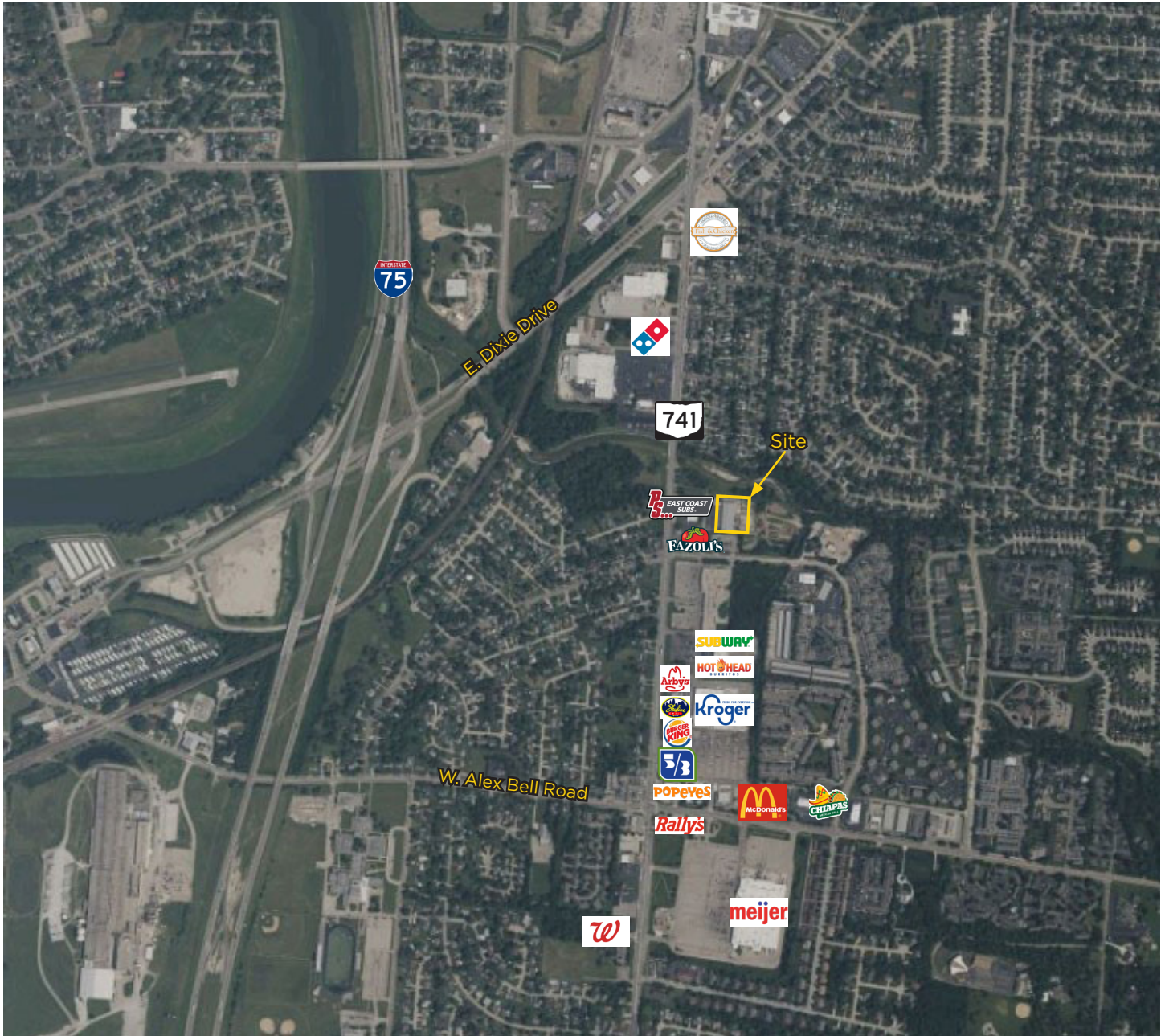


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