

For More Information Contact
Dean Miller
513.383.8351
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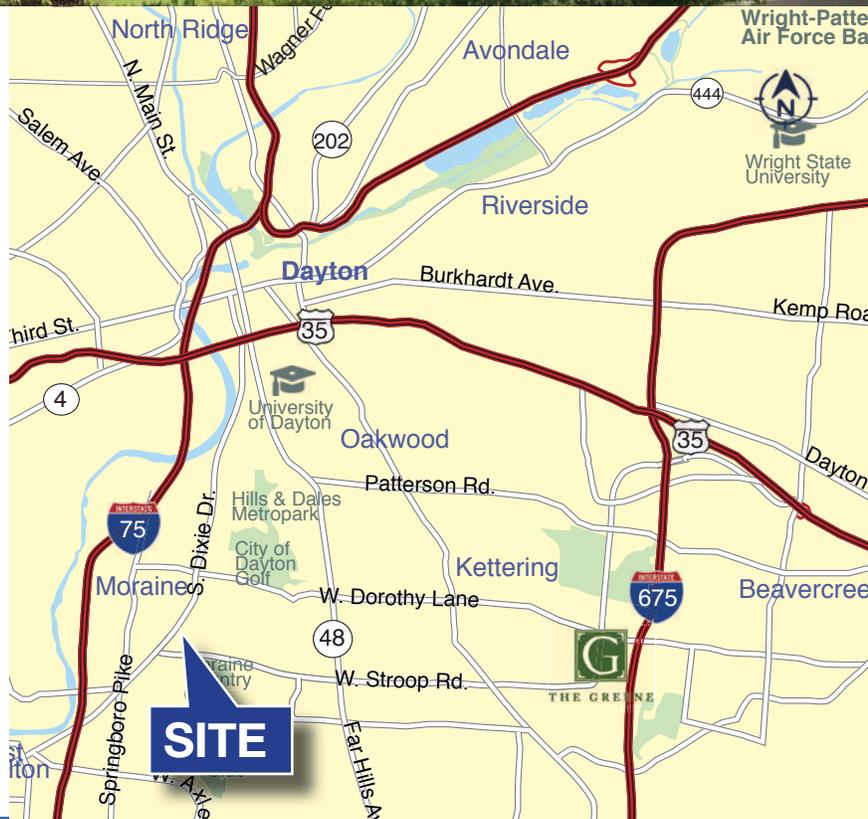
INDUSTRIAL REDEVELOPMENT (Manufacturing Infrastructure in Place) 2601 West Stroop Road • Moraine, OH 45439



Property Details

Available	392,000 Sq. Ft.
Land	31 Acres
Docks/Drive-ins	To Suit
Ceiling Height	42'
Crane Capacity	Up to 30 Tons
Lighting	New LED Lighting
Power	480/277/3PH (40,000 amps)
Column Spacing	50' x 75'
Sprinkler	ESFR
Parking	500+
Heating	New Gas Fired Air Rotation Units

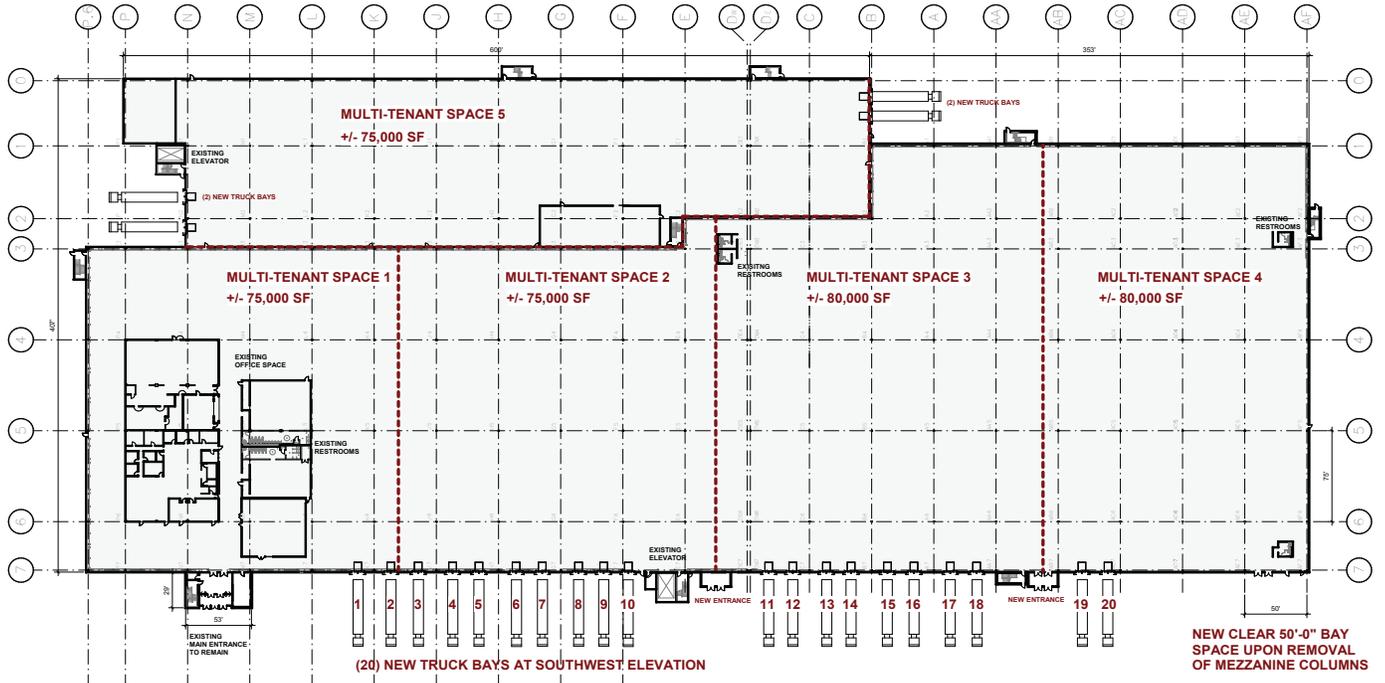
1 Mile to I-75, 12 miles to I-70



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MULTI-TENANT FLOOR PLAN



1 MULTI-TENANT FLOOR PLAN
SCALE: 1/8" = 1'-0"



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W. STROOP ROAD CONCEPT PLAN - MORRAINE, OH



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INDUSTRIAL REDEVELOPMENT

(Manufacturing Infrastructure in Place)

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Location:	Moraine, Ohio in Montgomery County	Trailer Parking:	150+
Total Building Size:	392,000 SF	Roof:	New
Available Space:	392,000 SF	Auto Parking:	500+
Office Size:	To Suit	Restrooms:	To Suit
Warehouse Size:	392,000 SF	Sprinkler:	ESFR
Minimum Divisible:	75,000 SF	Heating:	New Gas-Fired Air Rotation Units
Land:	31 Acres	Air Conditioning:	Office only
Cranes:	Up to 30 Ton	Lighting:	LED
Rail:	Potential- Build to Suit	Power:	480/277V / 3PH 40,000 AMPS
Year Built:	Mid 1990s	Electric Power:	DP&L
Construction:	Heavy Duty Steel Insulated Panels	Gas Provider:	Vectren
Column Spacing:	50X75	Water:	Montgomery County
Bay Size:	3,750 SF	Sewer:	Montgomery County
Clear Height:	42'	Drive-ins:	To Suit
Rental Rate:	Negotiable	Docks:	To Suit
Availability:	9 months from lease signing	Zoning:	Heavy Industrial