

AVAILABLE FOR SALE OR LEASE

4100 Springboro Pike Road - Moraine, Ohio



- 392,000 SF on 31 Acres
- Ceiling Height 42' Clear

- ESFR Sprinkler
- 50'x75' Column Spacing

- Power: 40,000Amps/480V/3phase

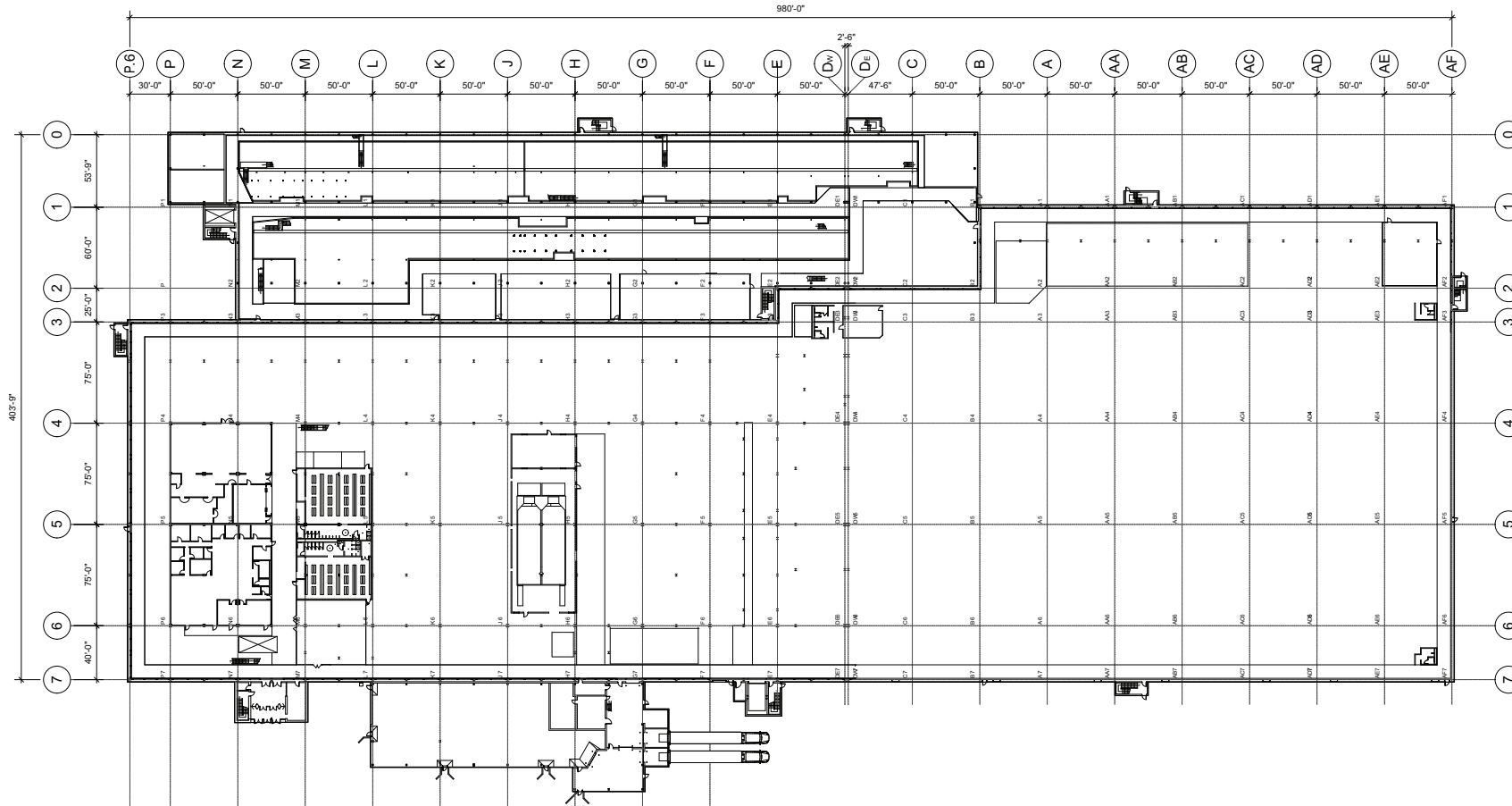


For More Information Contact
Dean Miller
513-383-8351 | dmiller@icpllc.com

Kohl Kirkland
937-489-0135 | kkirkland@icpllc.com

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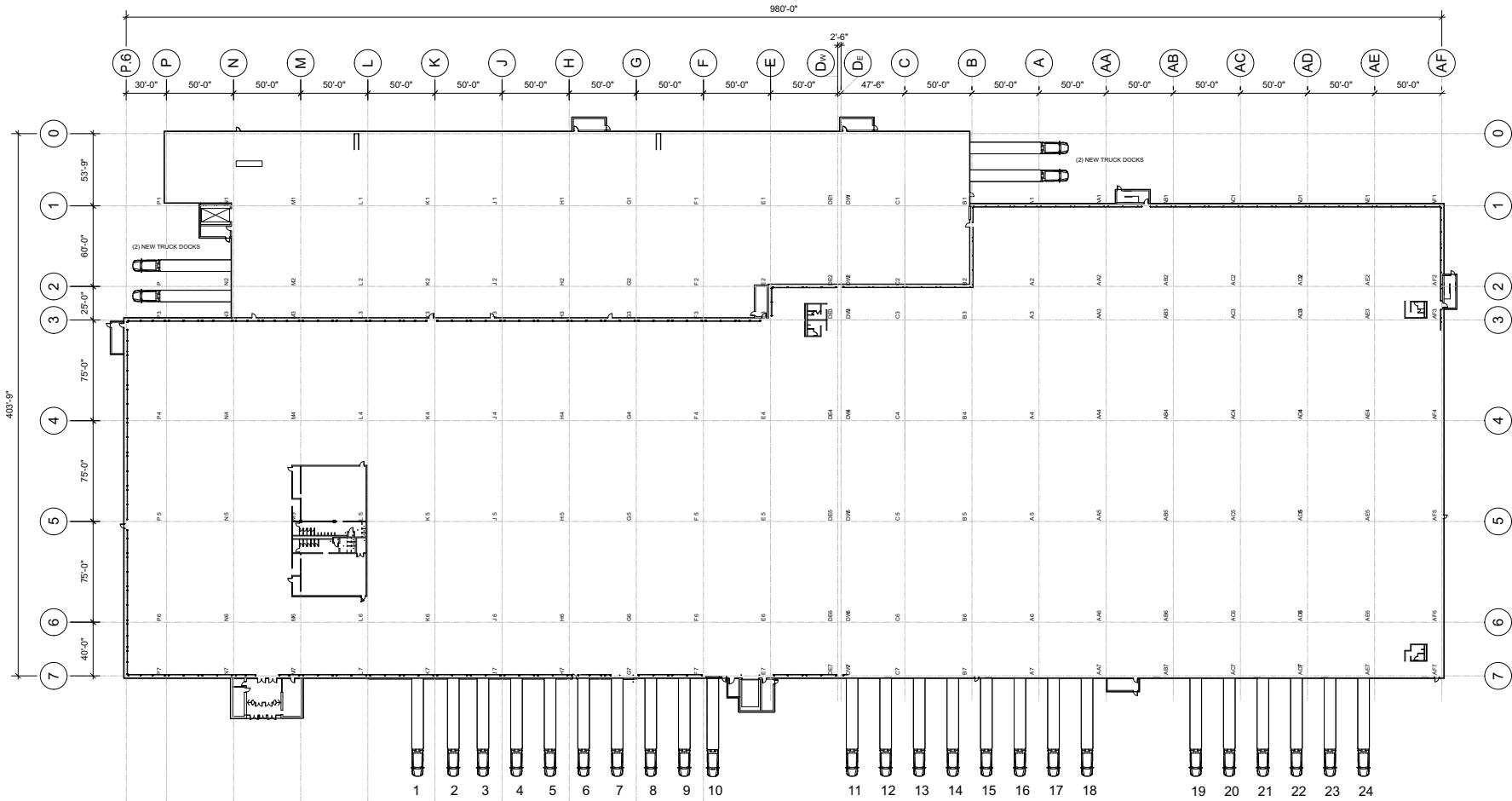
TOTAL BUILDING FOOTPRINT
392,430 SF

Title MORaine PAINT EXISTING CONDITIONS			
Scale 1" = 40'	When printed on 24" X 36"	Drawn by J.Supanich	Date 2/21/2020
File Name Moraine Paint Existing Conditions.vwx			



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Title			
IRG - MORAINE PAINT BUILDING			
Scale	When printed on	Drawn by	Date
1" = 40'	24" X 36"	J.Supanich	2/13/2020
File Name Paint - Base Building.vwx			



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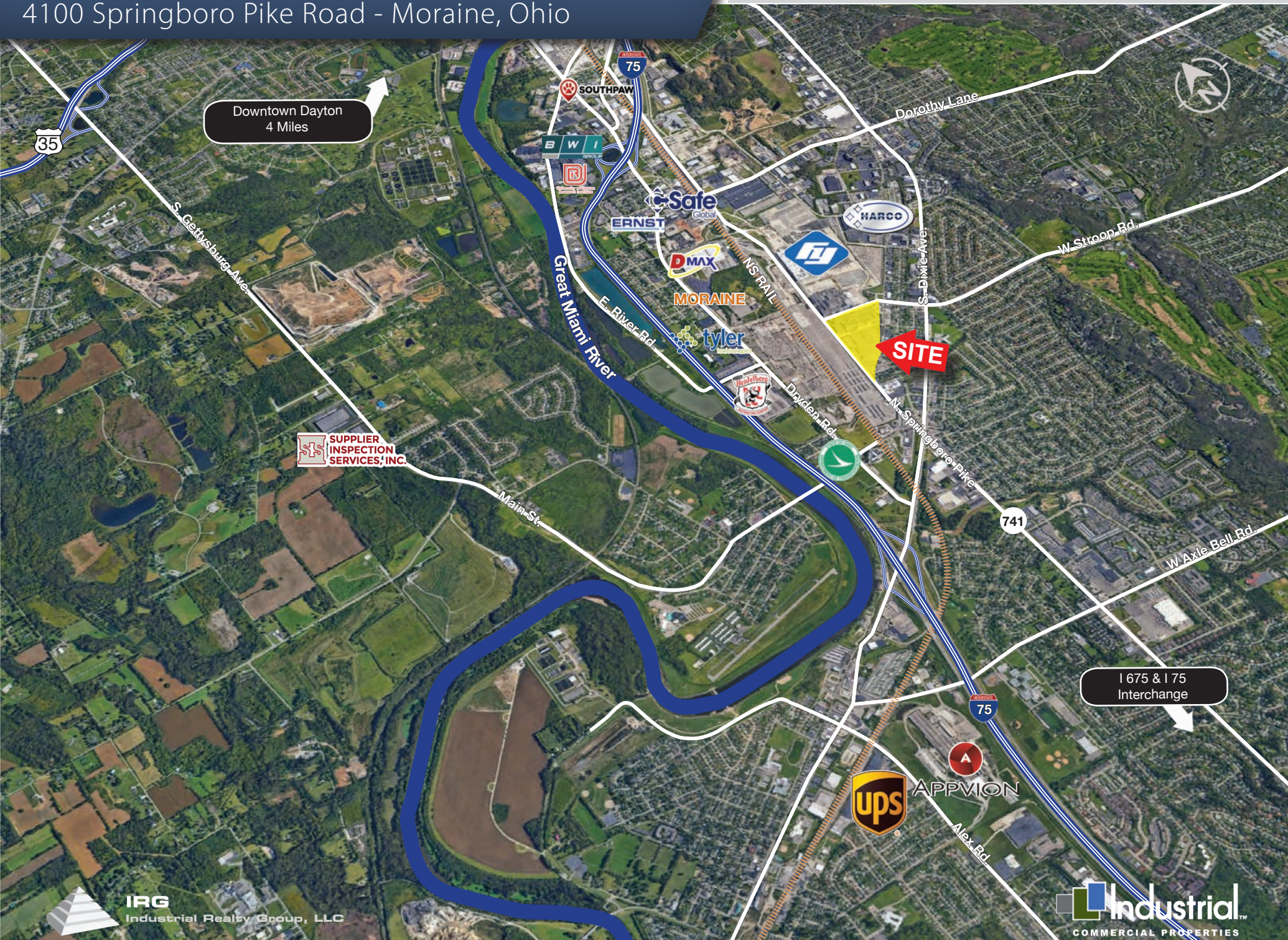
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Location:	Moraine, Ohio in Montgomery County	Trailer Parking:	150+
Total Building Size:	392,000 SF	Roof:	New
Available Space:	392,000 SF	Auto Parking:	500+
Office Size:	To Suit	Restrooms:	To Suit
Warehouse Size:	392,000 SF	Sprinkler:	ESFR
Minimum Divisible:	75,000 SF	Heating:	New Gas-Fired Air Rotation Units
Land:	31 Acres	Internet:	Fiber Served
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*Max Capacity: 40 MW with utility company cooperation
Construction:	Heavy Duty Steel Insulated Panels	Natural Gas:	Vectren *Capacity: 70MCFH @ 10PSIG
Column Spacing:	50X75	Water:	Montgomery County *Max Capacity: 1,000,000+ GPD
Bay Size:	3,750 SF	Sewer:	Montgomery County *Max Capacity: 1,000,000+ GPD
Clear Height:	42'	Drive-ins:	To Suit
Zoning:	Heavy Industrial	Docks:	To Suit

4100 Springboro Pike Road - Moraine, Ohio



Downtown Dayton
4 Miles

I 675 & I 75
Interchange

SUPPLIER
INSPECTION
SERVICES, INC.

SITE

