

FOR SALE OR LEASE
OWNER OCCUPANT INVESTMENT OPPORTUNITY

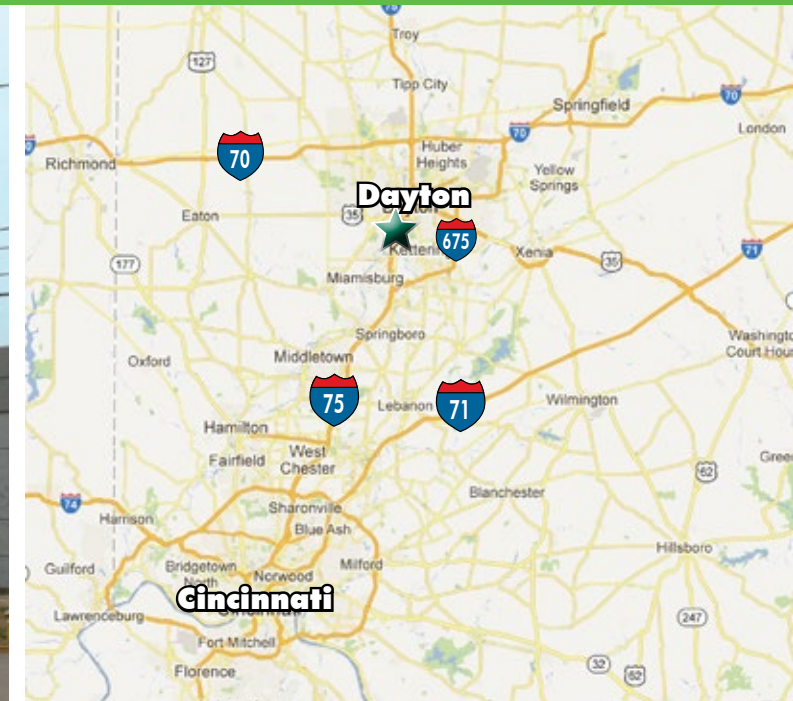
2350 DRYDEN ROAD

MORaine, OH 45439

MANUFACTURING / DISTRIBUTION

Building Highlights

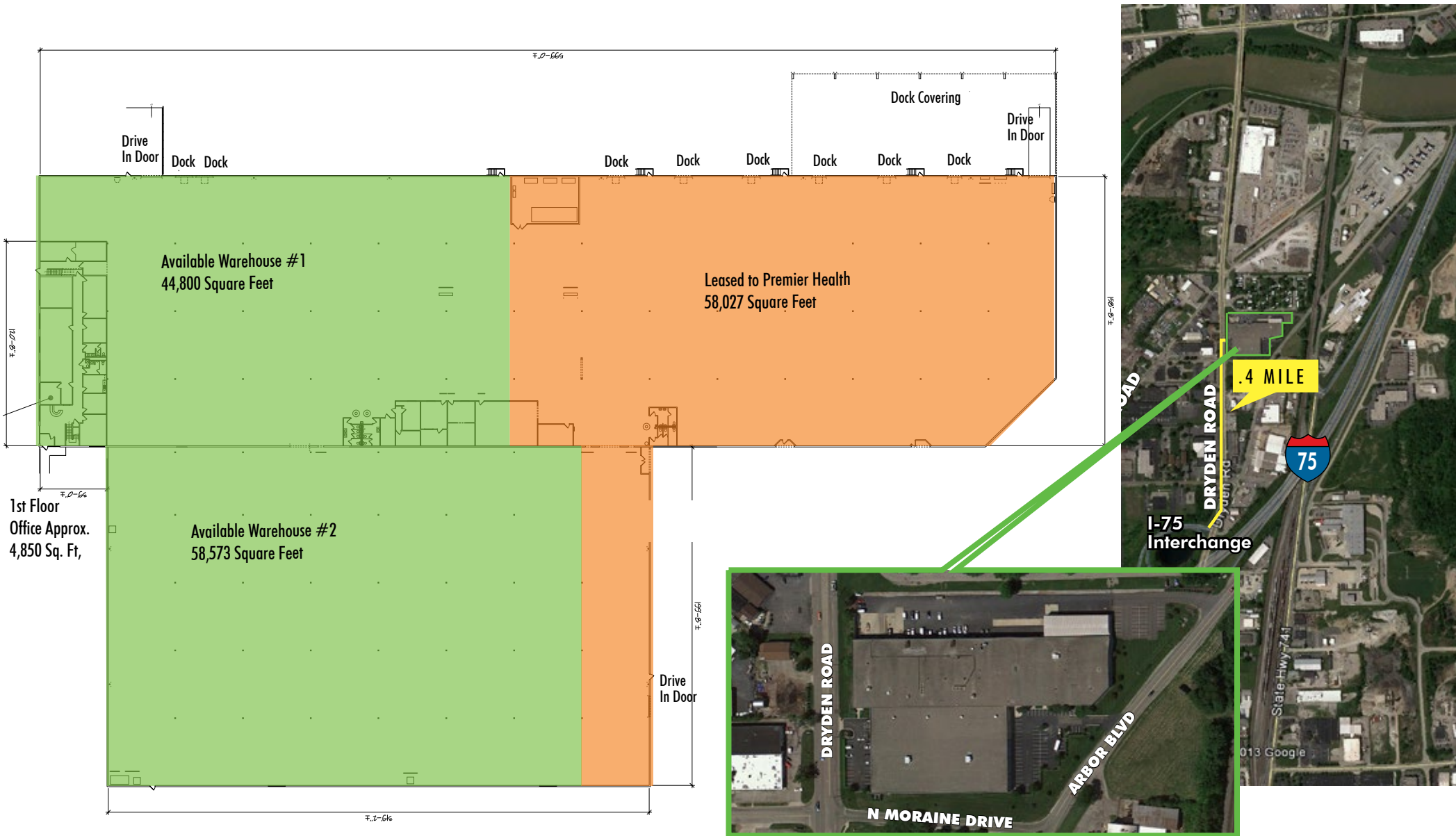
- Total Square Feet - 161,400
- Available Square Feet - 103,373
- Office Square Feet - ~10,000
- Divisible
- Heavy Power - 5000 & 2500 Amp Services
- 170 Car Parking Spaces
- Less than Half Mile to I-75
- Fenced-in Truck Court



Total Building Sq. ft.	161,400	Power	Warehouse 1 - 5000 amps, 30/460 volts bus ducts	Lighting	Metal Halide
Available Sq. ft.	103,373		Warehouse 2 - 2500 amps, 30/460 volts, bus ducts		Flourescent
Office Sq. ft.	~10,000	Docks	Eight (8)	Column Spacing	40' x 40'
Year Built	1988	Drive-In Doors	Three (3)	Parking	170 car
Renovated	2003	Construction	Tilt Up	Clear Height	19'5"

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