



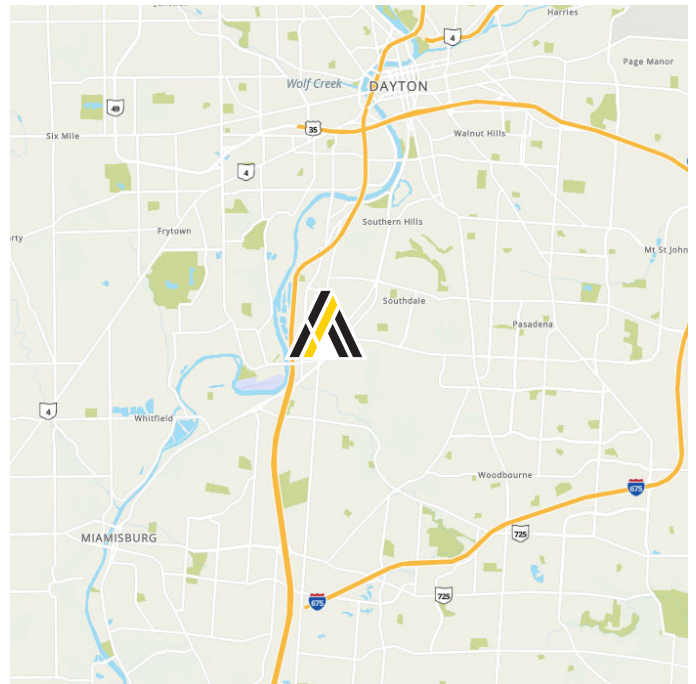
4501 Kettering Boulevard

Moraine, Ohio 45439

LEASE RATE:
\$7.95 PSF NNN

Property Highlights

- 12,750± SF Available
- 9,850± SF Warehouse
- 2,900± SF Office
- Four (4) drive-in doors (12' x 12')
- 16' Clear height
- Interior renovations include new LED lights, polished concrete floors, new paint, carpet, and break room cabinets
- Located approximately 1 mile from I-75
- 2025 Opex \$1.45 psf



Steve Peters, SIOR

Principal

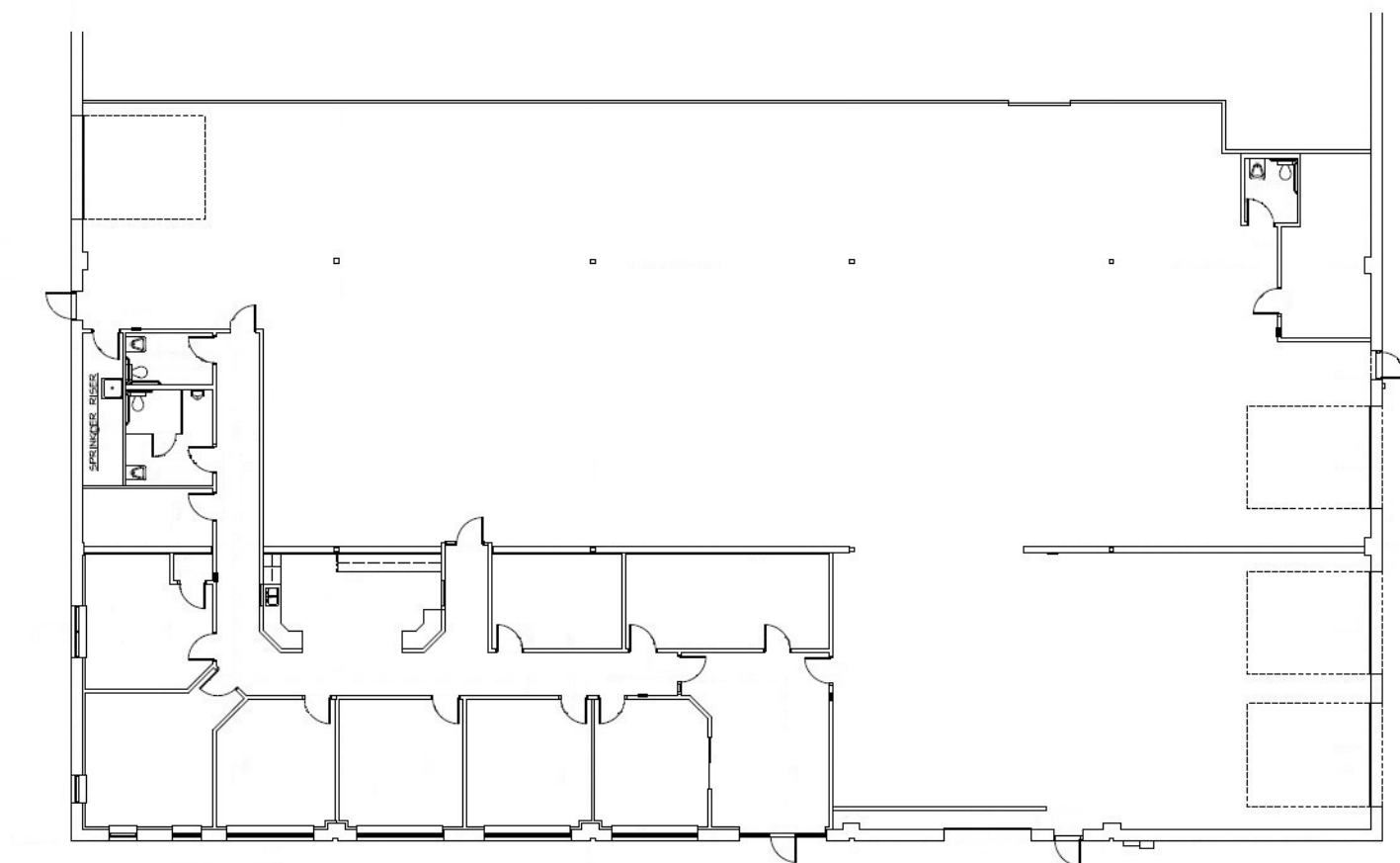
937.469.8277

Steve.Peters@ApexCommercialGroup.com

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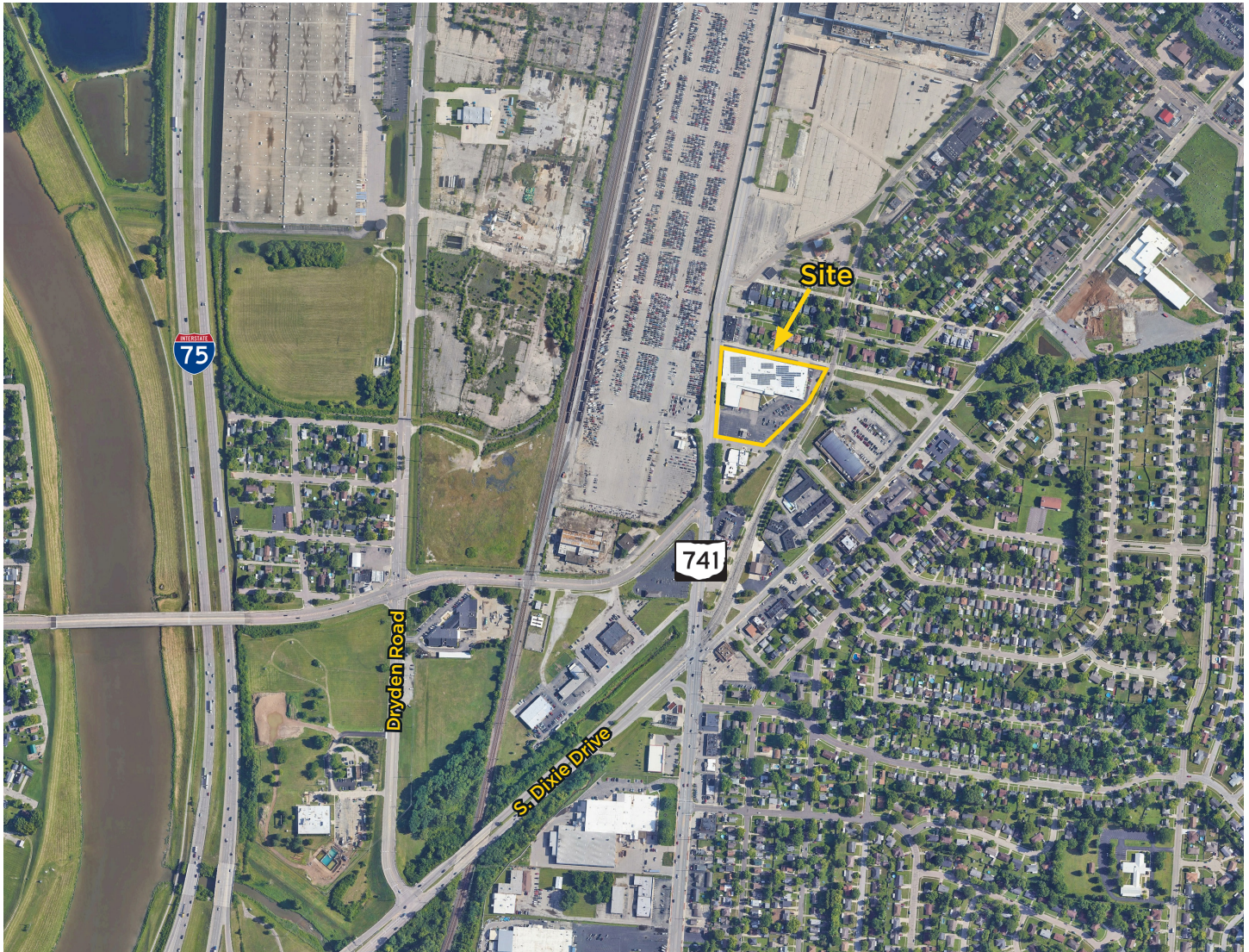
Floor Plan



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Aerial



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