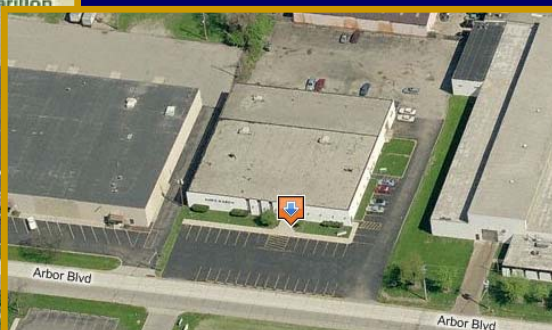
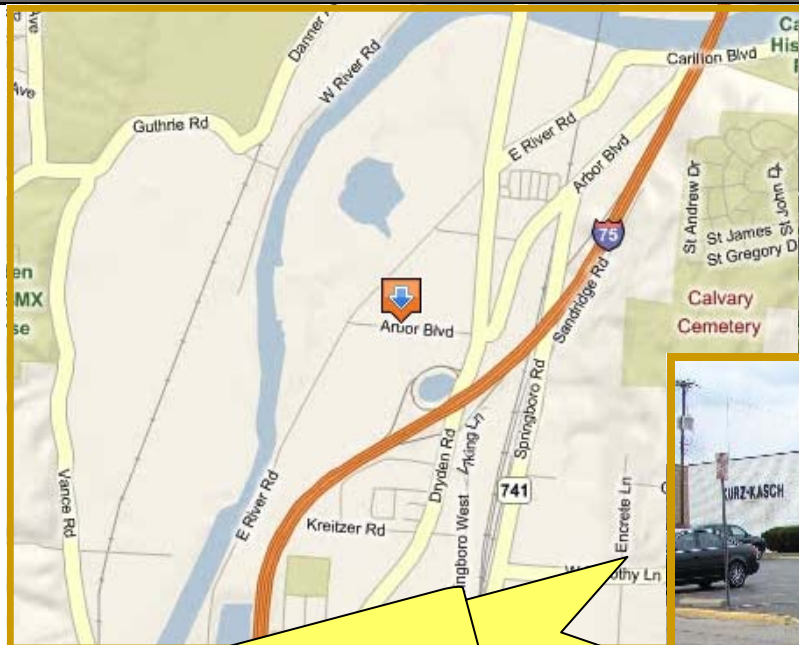


FOR SALE

22,658 Office Building with Easy Access to I-75



Price Reduced!

2271 Arbor Blvd., Moraine, Montgomery County, OH
45439



Gem Real Estate Group

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Description:

Office building located in Moraine offers easy access to Dayton and Cincinnati via I-75. Building features $\pm 7,500$ SF office or possible showroom space, conference room and ample storage. 4,759 \pm warehouse space available in rear of building. 10,400 \pm production warehouse facility currently leased. *Great opportunity for an owner/user or investor.*

Year Built

1966

Parking: Ample Parking in asphalt lot.

Size:

22,658 SF Building Total, including 17,900 \pm SF Office/Production Space, and 4,758 \pm SF Warehouse/Service Space

Exterior Walls:

Masonry (brick/Block)

Roof: Flat

Interior Finish:

Drywall partition walls and ceilings, dropped acoustical ceilings, wood and metal doors and trim

Other Features:

10,400 SF office and production space is currently leased thru April 2010.

List Price:

\$850,000 or \$37.51/SF

SELLER FINANCING AVAILABLE