

Manufacturing Ready Facility

High Clear | Heavy Utilities | Large Site



4100 Springboro Pike Road - Moraine, Ohio

- 390,110 SF on 31 Acres
- New TPO Roof
- 42' Clear Height
- 50'x75' Column Spacing
- ESFR Sprinkler in progress
- Power: Up to 40 MW
- Major renovations in progress
- Water & Sewer: 1,000,000 MG/D
- Crane Capable Structure
- I-75 Corridor near I-70 junction
- Immediate access to two interstate exits
- Local Manufacturing Workforce In Place

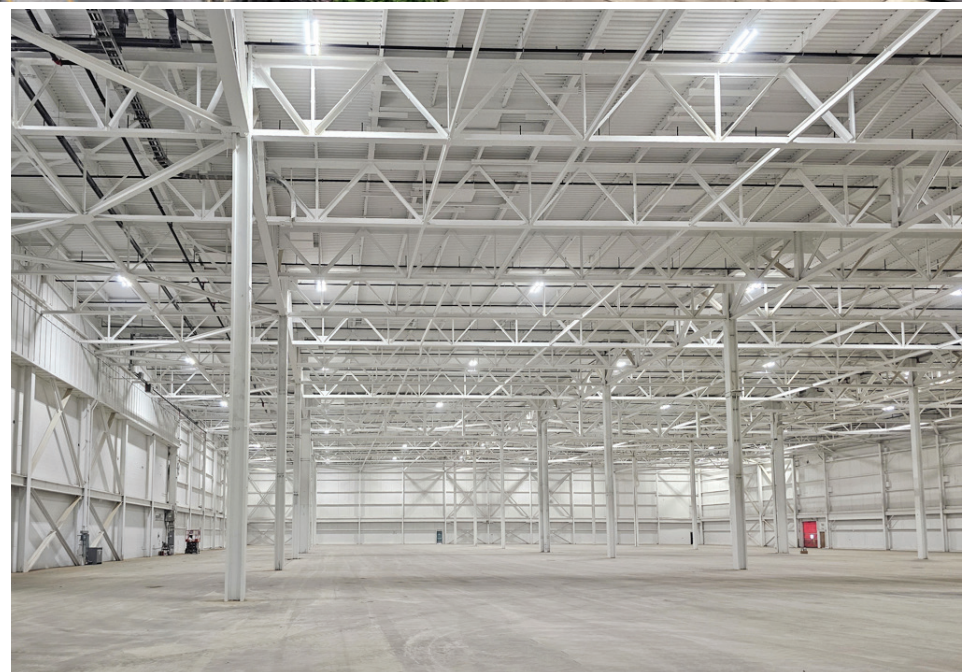
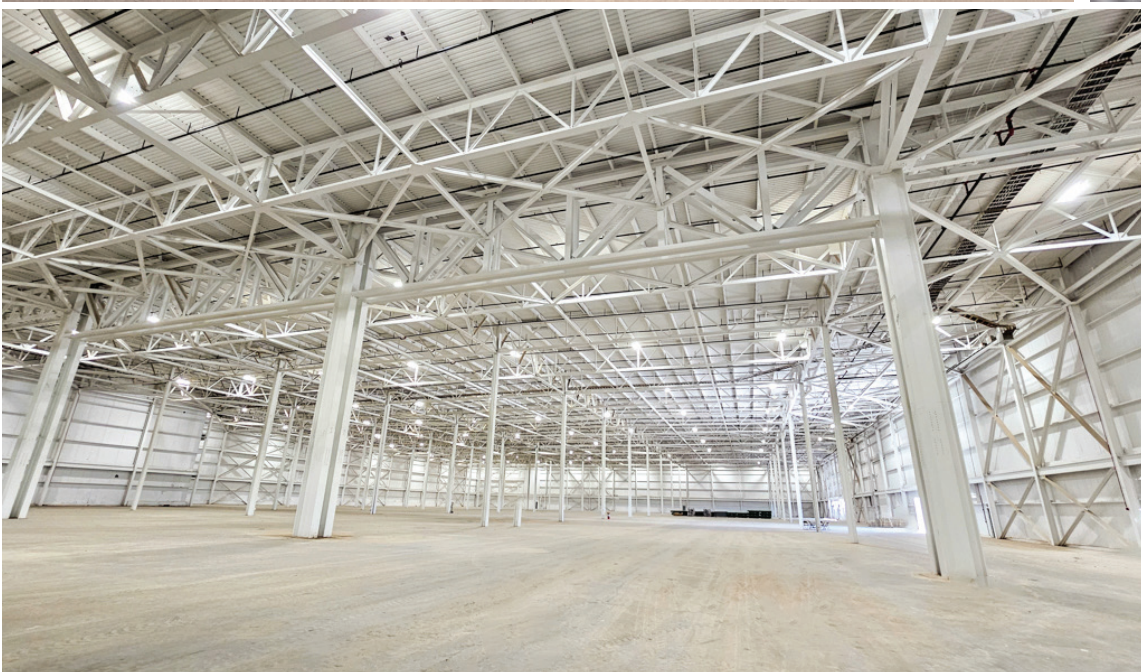
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

Renovation Progress Update

Ready For Occupancy in Q4 2023



Construction Timeline

Interior
Demolition



Roof
Replacement



Interior Paint &
Lights



Mechanical System
Update



New Dock
Doors



New Pavement
& Landscaping



New Entrance Designs



Site Plan Up to 31 Acres Available

N. SPRINGBORO PIKE

STROOP ROAD

EAST OFFICE
ENTRANCE

390,110 SF

SOUTH OFFICE
ENTRANCE

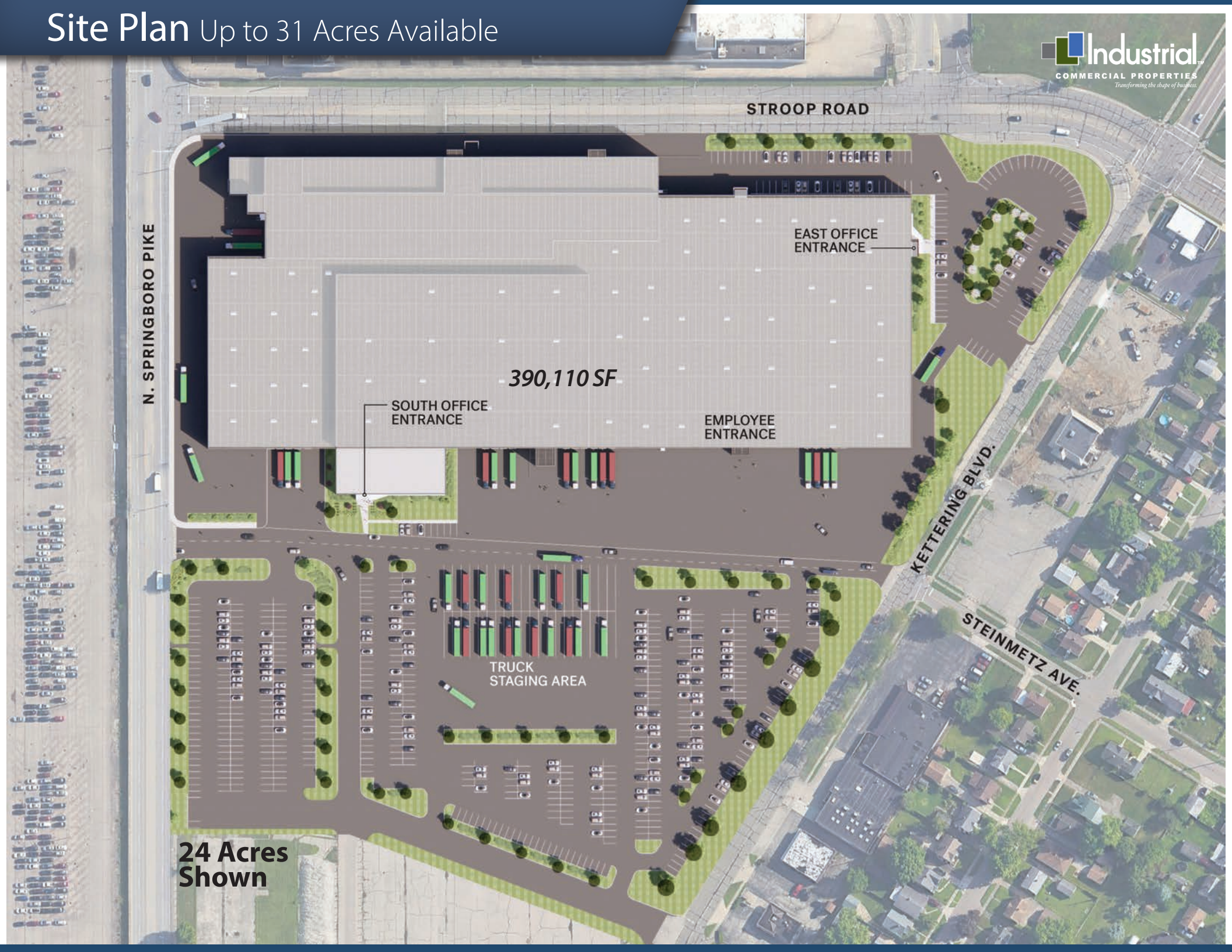
EMPLOYEE
ENTRANCE

KETTERING BLVD.

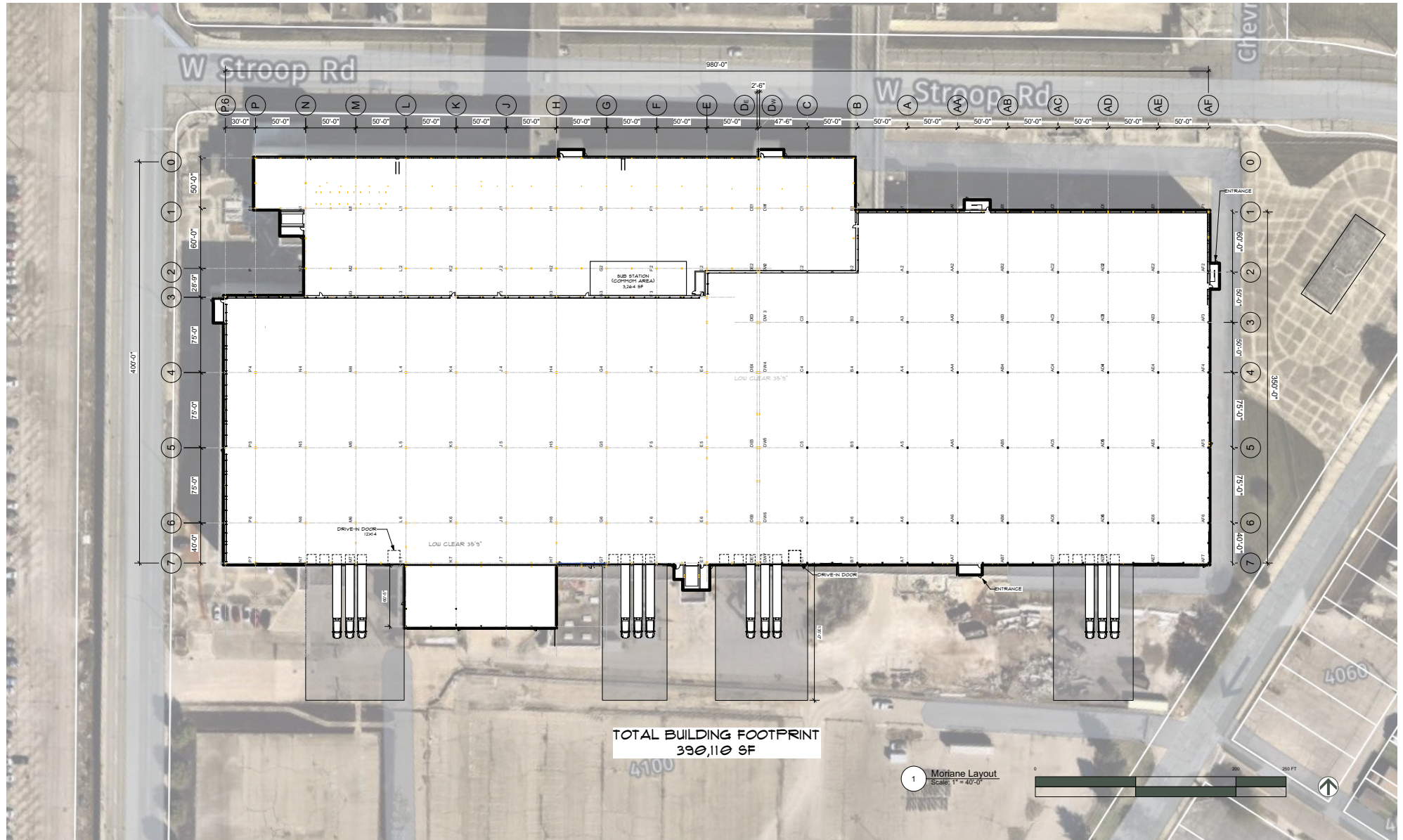
STEINMETZ AVE.

TRUCK
STAGING AREA

24 Acres
Shown



Site Plan Up to 31 Acres Available



Site & Building Specifications

Location:	City of Moraine (Montgomery County)
Total Building Size:	390,110 SF
Available Space:	390,110 SF
Office Size:	To Suit
Warehouse Size:	390,110 SF
Minimum Divisible:	150,000 SF
Land:	Up to 31 Acres
Cranes:	Up to 30 Ton
Rail:	Potential- Build to Suit
Year Built:	Built in 1999, redeveloped in 2023
Expandability:	Up to 250,000 SF
Column Spacing	75X50
Access:	Two I-75 exits within 1 mile
Clear Height:	42'
Zoning:	Heavy Industrial

Trailer Parking:	40 Planned - Expandable to 200+
Roof:	New TPO Roof - Installed in 2023
Auto Parking:	600 Planned - Expandable to 1000+
Restrooms:	To Suit
Sprinkler:	ESFR
Heating:	New Gas-Fired Air Rotation Units
Lighting:	New LED - 30-35 FC
Internet:	Spectrum & ATT Fiber served
Power:	480/277V / 3PH 40,000 AMPS
Power:	AES Ohio Capacity: Up to 40,000 Amps 480V 3 Phase
Natural Gas:	Vectren Capacity: 70MCFH @ 10PSIG
Water:	Montgomery County Max Capacity: 1,000,000+ GPD
Sewer:	Montgomery County Max Capacity: 1,000,000+ GPD
Drive-ins:	3- Expandable
Docks:	16-Expandable



**600 Miles-
One Day Truck Drive**

Local Labor Market

Dayton is the second highest ranked city in the nation for population reach, with the ability to reach over 50% of US population within a 1 day drive time.

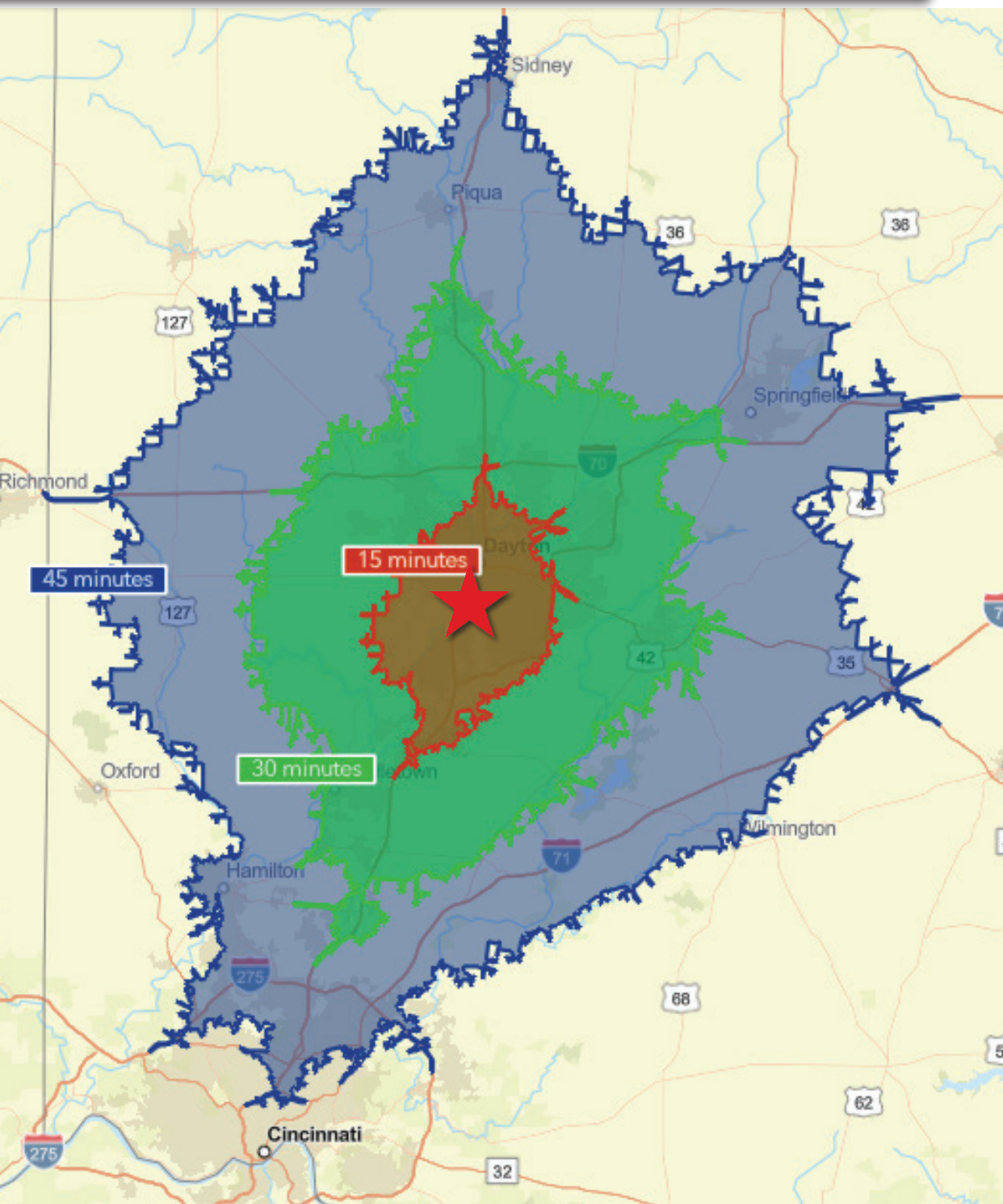
Interstate 75 Access within 1 mile, which connects to Interstate 70 within 11 miles

Three International Airports and two dedicated cargo airports within 1 hour.

Two intermodal rail container ports within 1 hour.

The property includes direct street access on all sides to 4 lane roads.

Workforce & Education



Demographics

	Local Area 45 minute radius	National Metro Average
Population	1,751,441	742,394
Workforce	841,905	378,364
Manufacturing Workforce %	15.30%	9.6%
Avg. Manufacturing Wage %	95.9%	100%
Unemployment	3.4%	4.4%
Median Household Income	\$63,346	\$70,784
Projected Income Growth	10.2%	12.5%
Cost of Living	90.8%	100%

Local Labor Market

- Within a 60-mile radius of Moraine, OH, there are nearly 100 degree-granting institutions.
- 65,838 students completed programs at these institutions last year including technical certificates, associates, bachelors, and graduate level degrees.
- Local Economic Development partners have programs in place to streamline and incentivise hiring and training.
- Current unionization rates in the Dayton MSA are lower than all surrounding Midwest states, Ohio and the nation.