

HOWARD HANNA

REAL ESTATE SERVICES



I-75 FRONTAGE!!



**2844 E. River Road
Moraine, OH 45439**

\$719,900

Property Features:

- 1.77 acre lot with 466' frontage on I-75 with $\pm 55,000$ VPD
- Zoned M-1, Light Industrial - City of Moraine



David Nianouris
(937) 477-1106
dnianouris@gmail.com

Rob Anderson
(937) 479-0729
robertLanderson@howardhanna.com



Fact Sheet:

Address:	2844 E. River Road Moraine, OH 45439
Price:	\$799,900
County:	Montgomery
City:	Moraine
Construction Type:	Tilt-up concrete with steel framing
Building Size:	16,200 SQFT
Ceiling Height:	9' clear height - each floor
Lot Size:	1.77 Acres
Year Built:	1980
Zoning:	M1 - Light Industrial
Parking Spaces:	40+
Roof:	EPMD Roof
HVAC:	Multiple HVAC systems, propane gas
Electric:	600 amp, 3 phase
Restrooms:	Two sets of restrooms per floor
Elevator:	None
Taxes:	Approx. \$12,163.09



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Property Description:

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Rarely does a property combine this level of highway visibility with functional, move-in-ready building space. Located directly on Interstate 75 with 466 feet of frontage and exposure to more than 55,000 vehicles per day, 2844 East River Road is one of the most visible commercial properties along this corridor in the Dayton metro area.

The building itself is a two-story, 16,200 square foot structure built in 1980 and situated on a 1.77-acre lot in the City of Moraine. The property is zoned M-1 Light Industrial, which supports a broad range of uses including light manufacturing, warehousing, distribution, professional office, and service businesses. With 40+ on-site parking spaces, the property accommodates staff and visitors comfortably.

Whether you are looking to owner-occupy or invest, 2844 East River Road presents a solid opportunity in a high-traffic, established commercial area. The combination of I-75 frontage, functional multi-floor space, and heavy electrical capacity is difficult to replicate at this price point.

Schedule a showing today.



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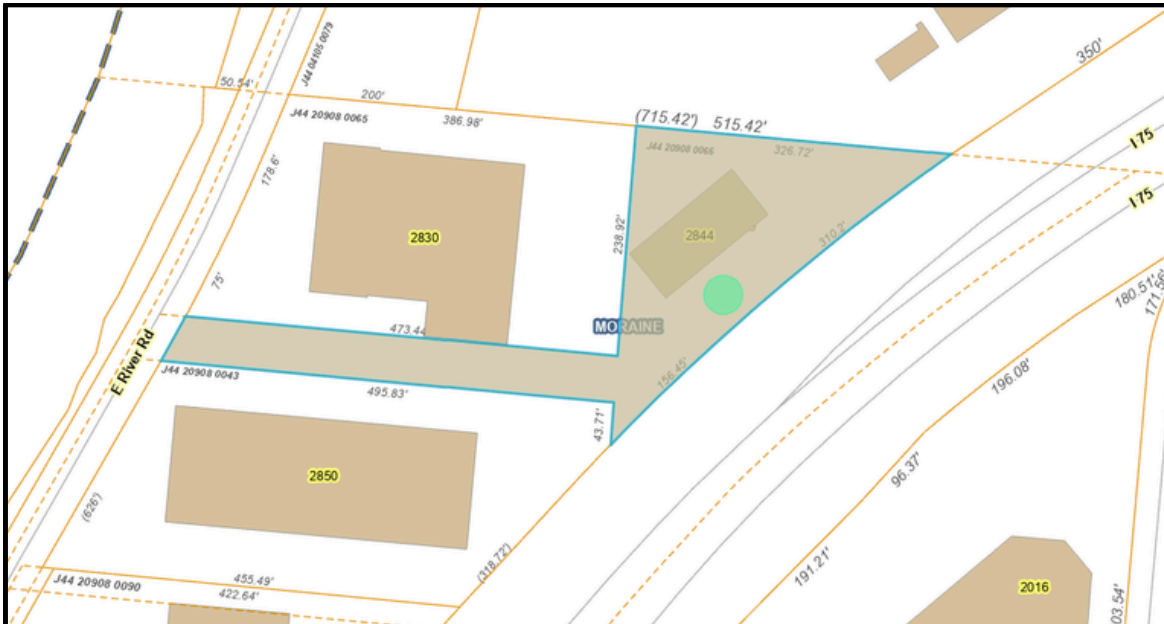


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