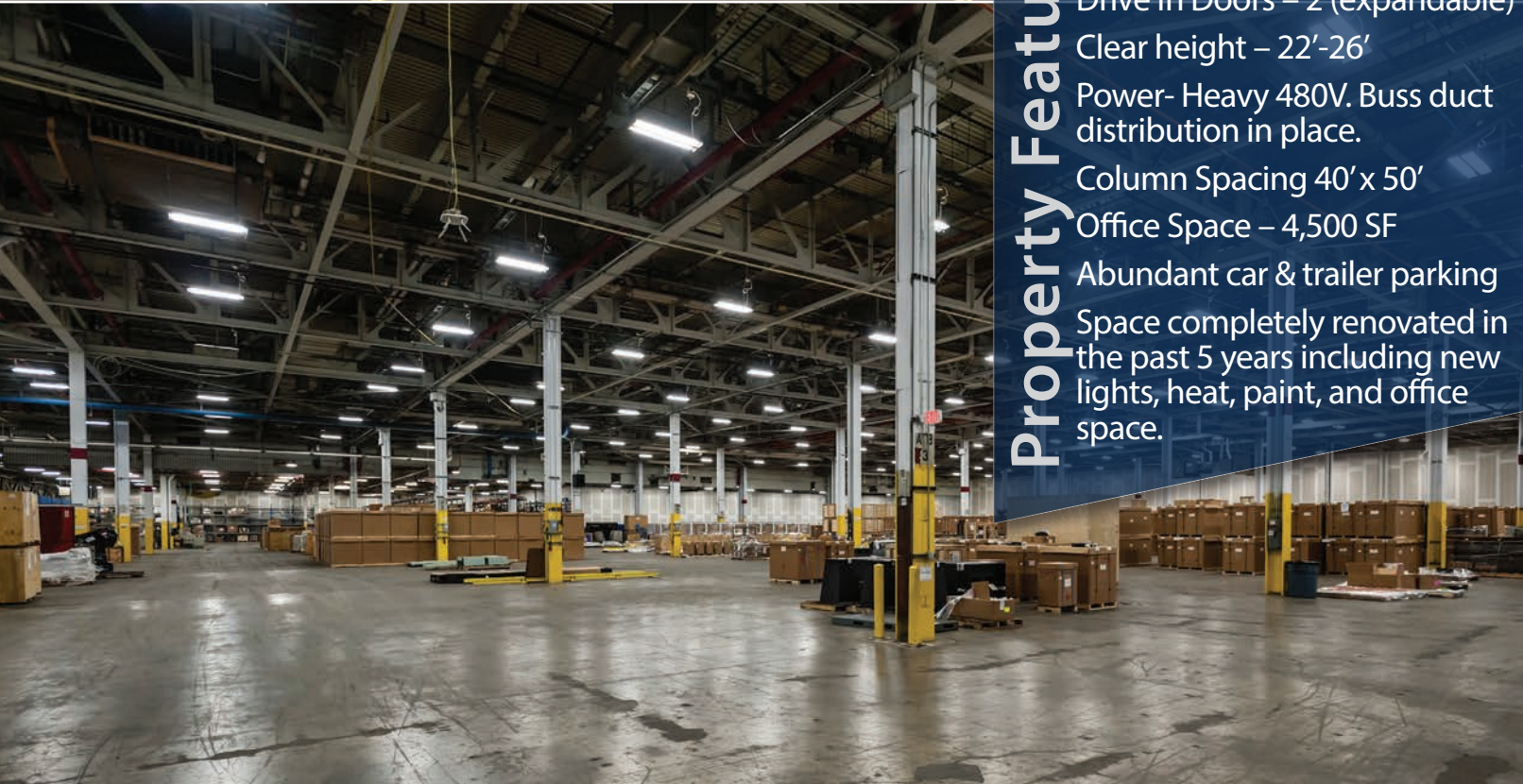


# MANUFACTURING / WAREHOUSE

2601 W. STROOP ROAD, MORaine, OHIO



## Property Features

- Available - 37,361-109,563 SF
- Docks- 2 (expandable)
- Drive In Doors – 2 (expandable)
- Clear height – 22'-26'
- Power- Heavy 480V. Buss duct distribution in place.
- Column Spacing 40' x 50'
- Office Space – 4,500 SF
- Abundant car & trailer parking
- Space completely renovated in the past 5 years including new lights, heat, paint, and office space.



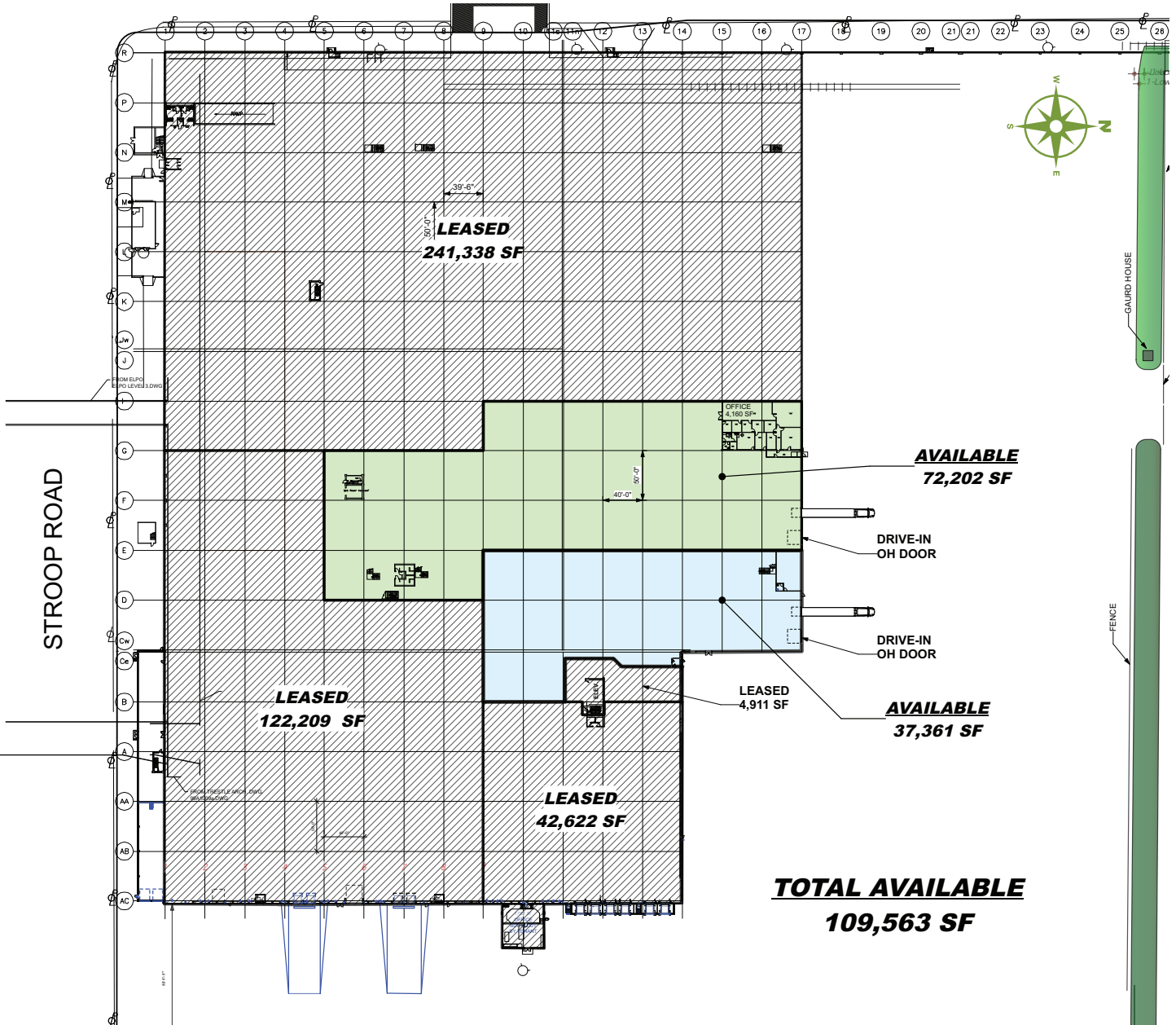
For More Information Contact  
**Dean Miller**  
513-383-8351 | dmiller@icpllc.com

**Kohl Kirkland**  
937-489-0135 | kkirkland@icpllc.com

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.

# MANUFACTURING / WAREHOUSE

2601 W. STROOP ROAD, MORaine, OHIO



For More Information Contact

Dean Miller

513-383-8351 | dmiller@icpllc.com

Kohl Kirkland

937-489-0135 | kkirkland@icpllc.com