

### Nurre Building Materials

2400 Dryden Rd.  
Moraine, OH 45439



Great location in Moraine! 2,982 SF retail/light industrial space one block away from I-75 & Dryden Rd. interchange. Currently, 1,789 SF warehouse space, 1,193 SF office space but space can be reconfigured easily. 1,420 SF covered storage 240 volt 3-phase electrical service. Also available for lease at \$1,900 per month.

[Map & Directions](#)

For more information contact:

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**Listing Price:** \$168,400

**County:** Montgomery

**Municipality:** Moraine

**Current Zoning:** M-2 General Industrial

**Total Sq. Ft.:** 2,982

**Office Area:** 1,200

**Construction:** Brick

**Year Built:**

**Stories:** One

**List Price Per Sq. Ft.:** \$56

**City Income Taxes:** Yes

**Land Area:** .582 acre

**Electric:** 240 volt

**Utilities Available:** Gas & electric

**# Dock Doors:**

**# of Overhead Doors:** 1

**Ceiling Height:**

**Parking:** Private lot

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