



OFFICE / WAREHOUSE in MORAINE, OH

1944 W Dorothy Lane, Moraine, OH 45439

8,098 SF Building on 0.651 Acres
Available for LEASE



Property Details:

- Centrally located in Moraine/Kettering corridor
- Convenient access to I-75
- Clear span warehouse
- Multiple drive-in doors and dock

Demographics:

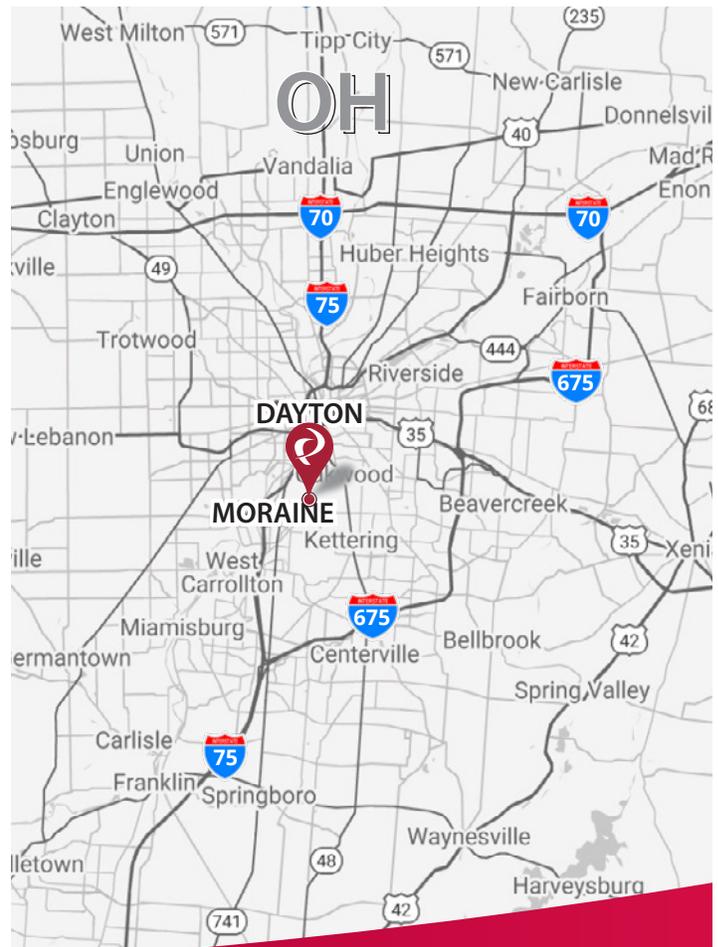
2024 Estimates	1 Mile	3 Mile	5 Mile
Population	4,627	62,245	205,945
Households	2,012	25,066	89,197
Average Household Income	\$110,962	\$105,769	\$86,423
Total Number of Employees	9,347	32,125	86,406

Traffic Counts:

Inrix 2023	ADT
W Dorothy Lane	15,767

Contact: Dan Paxton

513.489.3343 x3
dpaxton@edgegp.com



LET US GIVE YOU AN EDGE



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

OFFICE / WAREHOUSE in MORAINE, OH
1944 W Dorothy Lane, Moraine, OH 45439

Market Aerial



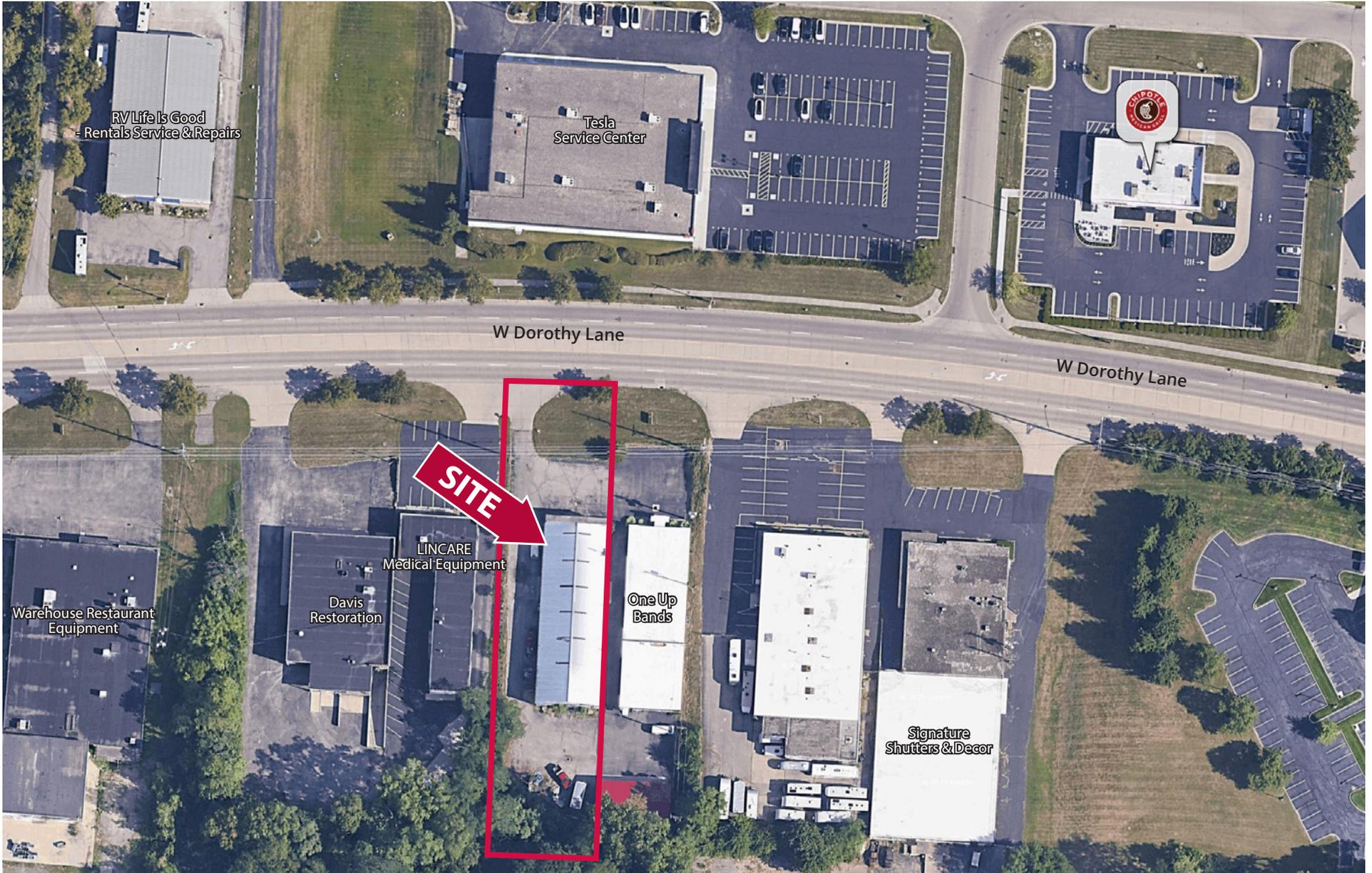
128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.



OFFICE / WAREHOUSE in MORAINE, OH
1944 W Dorothy Lane, Moraine, OH 45439

Detail Aerial



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.



OFFICE / WAREHOUSE in MORAINE, OH

1944 W Dorothy Lane, Moraine, OH 45439

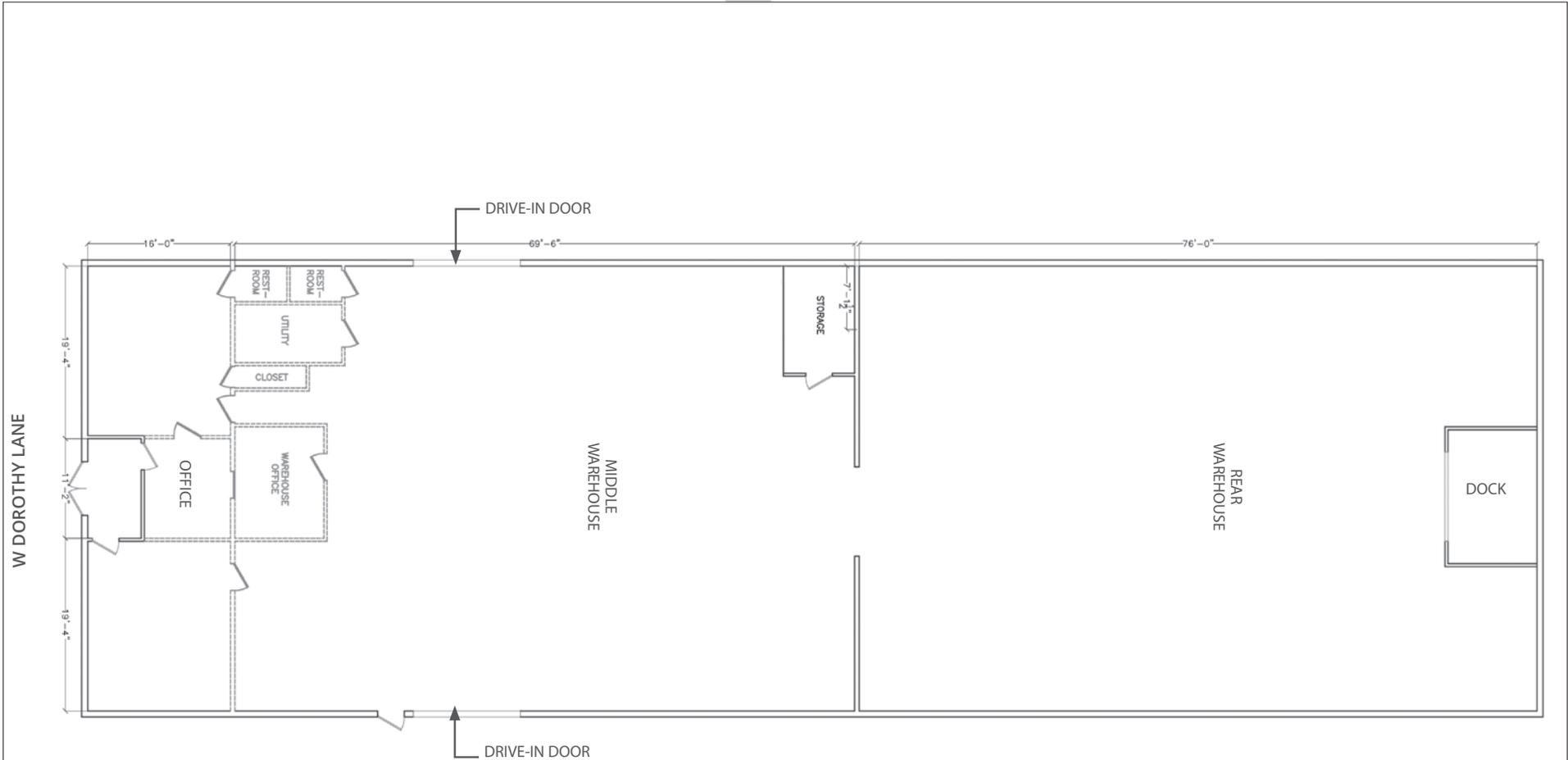
Fact Sheet

Address: 1944 W. Dorothy Lane, Moraine, OH 45439	Parking: Side & Rear, new blacktop, striping in the spring
County: Montgomery	Air Conditioning: Central Air - office space
Total Building SF: 8,098 SF	Ventilation Fans: N/A
Office SF: ± 900 SF	Restrooms: 2 restrooms
Warehouse SF: ± 7,198 SF	Sprinkler: None
Land: 0.651 acres	Lighting: Florescent ceiling lights, LED shop lights
Zoning: M-1 Light Industrial	Security: ADT
Year Built: 1959	Electrical Service: 200 amp service, front and rear
Construction: Steel Frame	Floor Drains: Warehouse
Column Spacing: Open Floor Plan	Gas & Electric: Center Point Energy (gas) / AES (electric)
Floor: Concrete Slab	Water & Sewer: Montgomery County
Roof: Metal (overlay 2024, 20 year warranty)	Auditor's Information: J44 04103 0257
Ceiling Height : 15' - 22' - Middle Warehouse 11' - Rear Warehouse	Annual Taxes: \$5,153.05 (2024 Montgomery County Auditor)
Loading Facilities: 2 Drive-Ins (Two 14'H x 12'W) 1 Dock (10'H x 10'W)	Net Lease Rate: \$9.50/SF
Heating: Natural Gas, 3 Furnaces, 1 ceiling heater	Operating Expenses: \$2.00/SF (RET \$0.63/SF, Insur \$0.36/SF, CAM \$1.01/SF) Tenant responsible for maintenance & utilities



OFFICE / WAREHOUSE in MORAINE, OH
1944 W Dorothy Lane, Moraine, OH 45439

Building Layout (Not to Scale)





OFFICE / WAREHOUSE in MORAINE, OH
1944 W Dorothy Lane, Moraine, OH 45439

Building Photos



Front Entry



Exterior - Drive-in Door



Interior - Middle Warehouse



Interior - Middle Warehouse



Interior - Rear Warehouse

128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.



OFFICE / WAREHOUSE in MORAINE, OH
1944 W Dorothy Lane, Moraine, OH 45439

Building Photos



Interior - Loft - Middle Warehouse

Exterior - Rear of Building

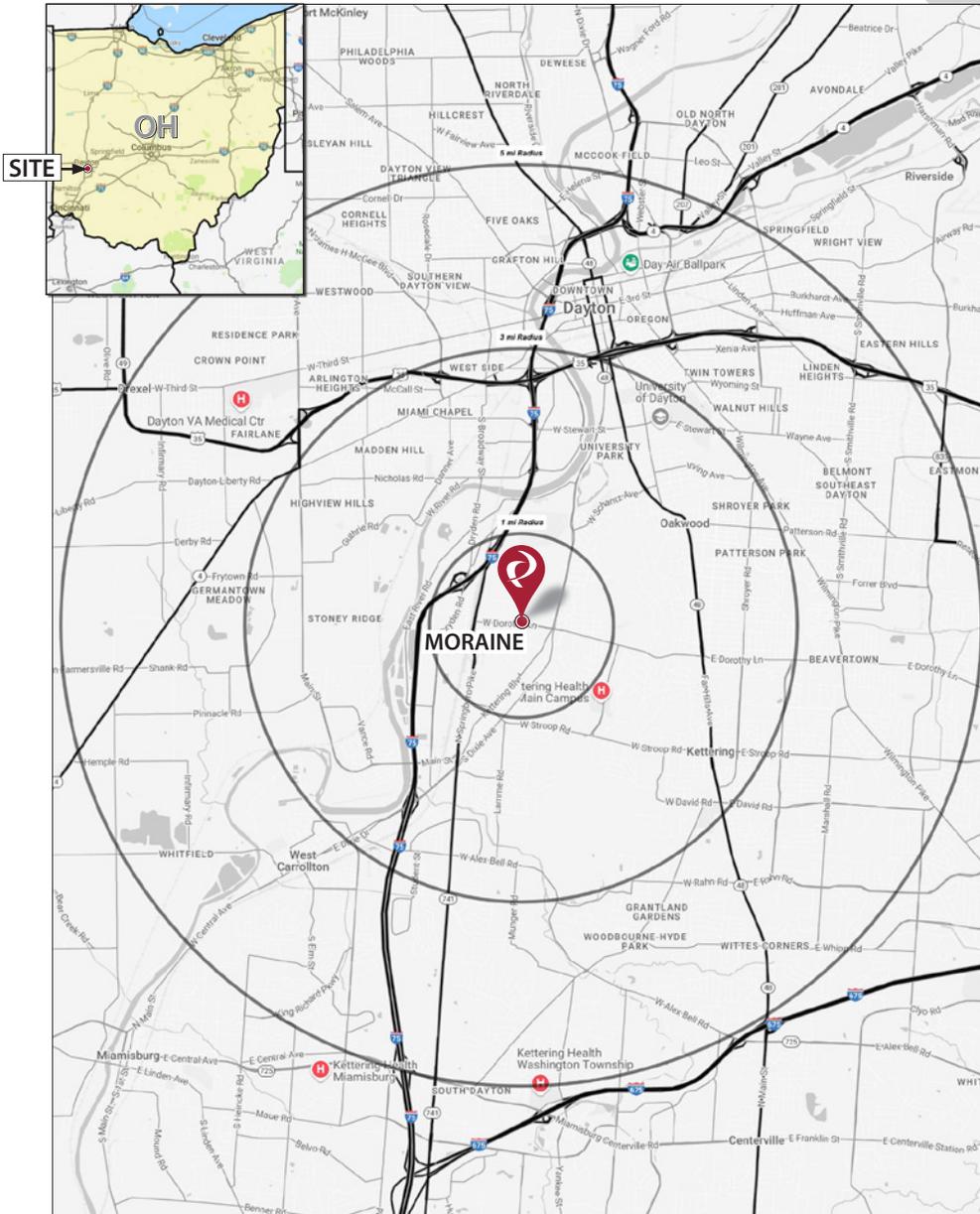
128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

OFFICE / WAREHOUSE in MORAINE, OH

1944 W Dorothy Lane, Moraine, OH 45439

Market Map and Demographics



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.7093/-84.2076

1944 W Dorothy Ln Moraine, OH 45439	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	4,627	62,245	205,945
2029 Projected Population	4,625	62,364	205,482
2020 Census Population	4,668	62,663	202,642
2010 Census Population	4,675	61,651	204,559
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	-	-	-
2024 Median Age	37.0	36.8	38.0
Households			
2024 Estimated Households	2,012	25,066	89,197
2029 Projected Households	1,993	24,972	88,610
2020 Census Households	2,028	24,907	87,335
2010 Census Households	2,010	24,455	86,922
Projected Annual Growth 2024 to 2029	-0.2%	-	-0.1%
Historical Annual Growth 2010 to 2024	-	0.2%	0.2%
Race and Ethnicity			
2024 Estimated White	82.1%	72.2%	67.7%
2024 Estimated Black or African American	9.1%	19.1%	23.4%
2024 Estimated Asian or Pacific Islander	2.2%	2.7%	2.1%
2024 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2024 Estimated Other Races	6.5%	5.8%	6.6%
2024 Estimated Hispanic	4.3%	4.2%	4.9%
Income			
2024 Estimated Average Household Income	\$110,962	\$105,769	\$86,423
2024 Estimated Median Household Income	\$76,132	\$74,678	\$64,631
2024 Estimated Per Capita Income	\$48,486	\$43,234	\$37,755
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.4%	2.5%
2024 Estimated Some High School (Grade Level 9 to 11)	5.5%	5.1%	6.3%
2024 Estimated High School Graduate	21.0%	20.6%	25.3%
2024 Estimated Some College	22.9%	20.5%	22.3%
2024 Estimated Associates Degree Only	7.5%	10.1%	10.2%
2024 Estimated Bachelors Degree Only	26.7%	22.5%	18.6%
2024 Estimated Graduate Degree	14.4%	18.7%	14.7%
Business			
2024 Estimated Total Businesses	599	2,499	6,990
2024 Estimated Total Employees	9,347	32,125	86,406
2024 Estimated Employee Population per Business	15.6	12.9	12.4
2024 Estimated Residential Population per Business	7.7	24.9	29.5

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

OFFICE / WAREHOUSE in MORAINE, OH

1944 W Dorothy Lane, Moraine, OH 45439



Contact:
Dan Paxton

513.489.3343 x3
dpaxton@edgegp.com

128 East Second Street
Suite B
Covington, KY 41011
513.489.3343
edgegp.com

LET US GIVE YOU AN EDGE



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.