



FOR SALE OR LEASE

1010 N Fourth St
Miamisburg, OH 45342
Warehouse/Manufacturing Facility
63,000 SF



P: 937.492.4423

E: techemann@ipbindustrial.com or conrad@ipbindustrial.com

FOR SALE OR LEASE



WHS/MFG FACILITY

Miamisburg, OH - 63,000 SF

Lease Rate: \$3.00 NNN SF/YR

Sale Price: \$1,185,000

Building Specifications



Warehouse SF	63,000 SF
Office Space	3,000 SF
Acreage	6.93 AC
Income Producing	Yes
Clear Height	12'-15'
Construction Type	Block/Metal
Outside Storage	Yes
Zoning	I-1; Light Industrial
Power	230 Volts; 600 Amps; III Phase
HVAC System	Forced Air Gas
Drive-In Door	12' x 14', 10' x 10', & 8' x 10'
Docks	Two
Outside Security Lighting	Yes
Sprinkler System	Partially
Floor Thickness	6"
Roof	Rubber/Metal



About Miamisburg

- Strategic location along Interstate 75 with quick access to Interstate 675, providing excellent connectivity to Dayton, Cincinnati, and major Midwest markets.
- Located within the Dayton metropolitan area, giving businesses access to a large regional workforce and customer base.
- Home to Mound Business Park, a well-established technology and light industrial park that supports advanced manufacturing, technology, and office users.

Miamisburg Mapped



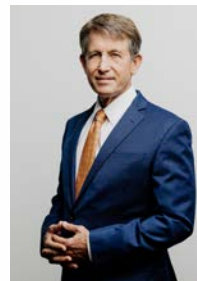
Demographics

Population

Miamisburg	20,414
Montgomery County	539,598

Income

Average HH Income	\$103,085
Median HH Income	\$82,095



Tim Echemann

P: 937.492.4423

C: 937.658.4403

techemann@ipbindustrial.com



Conrad Echemann

P: 937.492.4423

C: 937.658.4282

conrad@ipbindustrial.com

Building Plans

Tuck Point Brick Around G Roof

- L = ☒ Sky Lights
- M = ☒ Vent
- N = ▬ Cap Knee Walls
- O = Termination Bars
"10" Feet Long

