

WAREHOUSE/MANUFACTURING FACILITY

1010 N FOURTH ST
MIAMISBURG, OH 45342



Property Highlights:

Square Feet: 63,000 SF

Selling Price: \$1,185,000

Lease Rate: \$3.00 NNN SF/YR

Drive-In Doors: Three

- ✓ 6.93 Acres
- ✓ Income Producing
- ✓ Outside Storage Lot
- ✓ 3 Miles to I-75
- ✓ Two Docks



Tim Echemann

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Sale Price: \$1,185,000

Lease Rate: \$3.00 SF/YR

Location Information

Street Address: 1010 N Fourth Ave
City, State, Zip: Miamisburg, OH 45342
County: Montgomery
Township: Miami
Side of the Street: East
Signal Intersection: No
Road Typed: Paved
Nearest Highway: I-75
Nearest Airport: Dayton

Building Information

Building Size: 63,000 SF
Ceiling Height: 12'-15'
Office Space: 3,000 SF
Number of Floors: 1
Construction Status: Existing
Roof Type: Rubber/Metal
Free Standing: Yes
Construction Type: Block/Metal
Drive-In Doors: 12'x14', 10'x10', & 8'x10'

Property Information

Property Type: Industrial
Property Subtype: Warehouse
Zoning: I-1; Light Industrial
Lot Size: 6.93 Acres
Parcel #'s: K46 00102 0029
Lot Frontage: 567'
Corner Property: Yes
Traffic Count: 10,704 Cars/Day
Traffic Count St: E Central Ave
Power: 230 Volts; 600 Amps; III Phase
Rail Access: No

Parking & Transportation

Parking Type: Gravel

Utilities & Amenities

Sprinkler System: Partially
Floor: Concrete 6" Thick
HVAC System: Forced Air Gas
Bathrooms: 6
Outside Security Lighting: Yes



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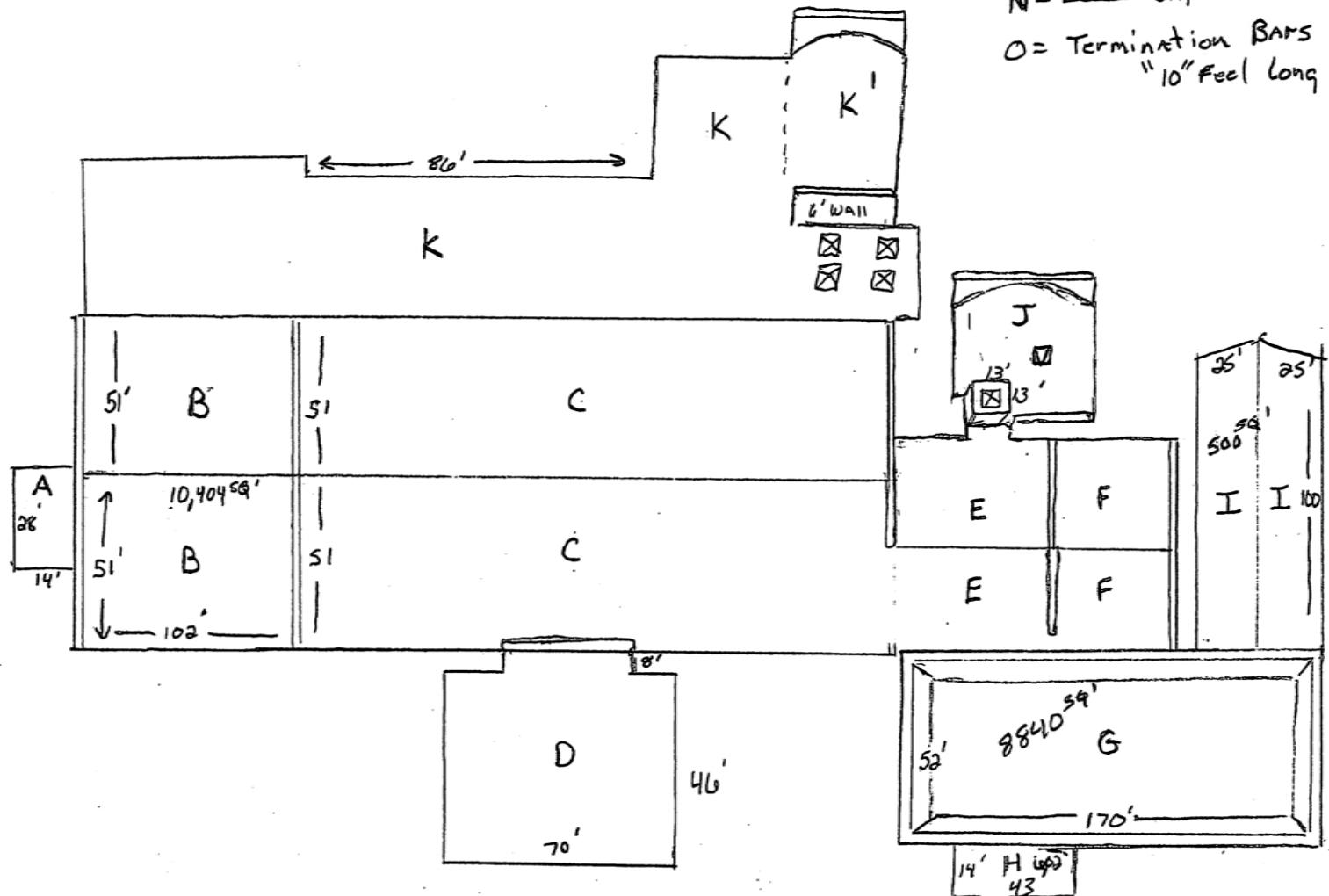
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Tuck Point Brick Around G Root

L = sky lights
M = vent
N = cap knee walls
O = Termination BARS
"10" feet long



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