



**4307 E. 40 US
Lewisburg, OH 45338**

**PRICE REDUCED!
\$3,233,500**

129,340 SF INDUSTRIAL

Scott Kaster
SAL.2009000788
scott@bergman-group.com
937.673.4366

Matt Hiudt
SAL.2018002042
mhiudt@bergman-group.com
513.322.6310

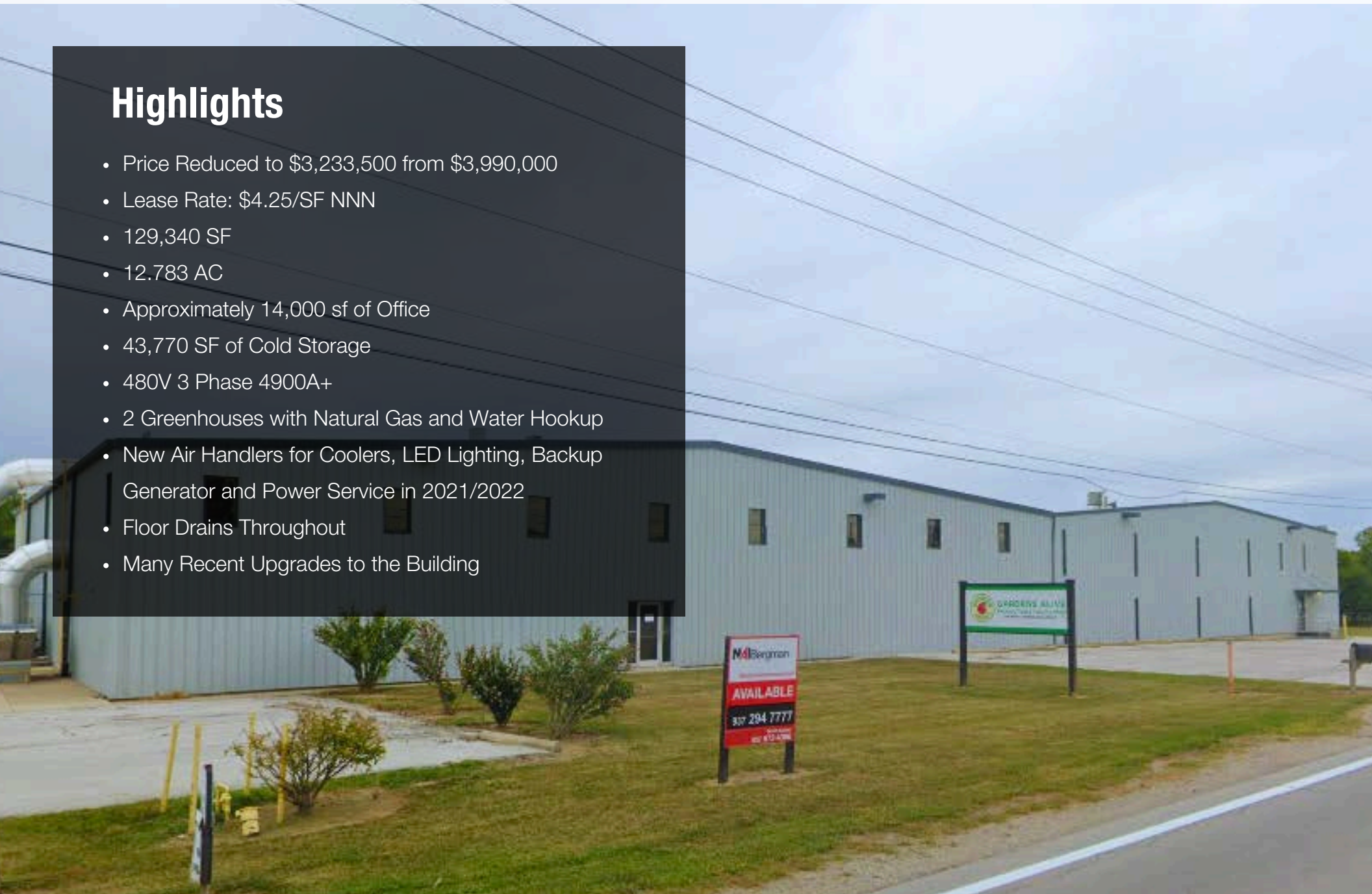




Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject property(ies), as applicable. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Global, NAI Bergman and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.

Highlights

- Price Reduced to \$3,233,500 from \$3,990,000
- Lease Rate: \$4.25/SF NNN
- 129,340 SF
- 12.783 AC
- Approximately 14,000 sf of Office
- 43,770 SF of Cold Storage
- 480V 3 Phase 4900A+
- 2 Greenhouses with Natural Gas and Water Hookup
- New Air Handlers for Coolers, LED Lighting, Backup Generator and Power Service in 2021/2022
- Floor Drains Throughout
- Many Recent Upgrades to the Building



PROPERTY SUMMARY

FOR SALE & LEASE | 03

General Information

Address	4307 E. 40 US
City, State, Zip	Lewisburg, OH 45338
County	Preble
Parcel ID #	D13001205200003000
Submarket	Lewisburg
Year Built	1947
Rentable Area	129,340 SF
Property Land Size	12.783 AC
Roof	Gable / Hip Metal & White Membrane. Membrane New
Sprinklers	95% Wet Sprinkled

Structural Detail

Building Structure	Preengineered Steel & Block
Floor to Ceiling Heights	14' to 20'
Drive In Doors	1
Dock Doors	7

Miscellaneous

Backup Generator	500,000 KW Backup Generator
Floor Drains	(3-5)
Floors	Via Lane from Salzman Dr.
Other	Ample Trailer Parking in Lot or Use to Expand Facility

Utility & Other Service Providers

Electricity	480V 3 Phase with 800/1600/2500A Switchgears
Natural Gas	Gas Bay Heaters, HVAC in Office
Water/Sewer	City & Pond Supplied

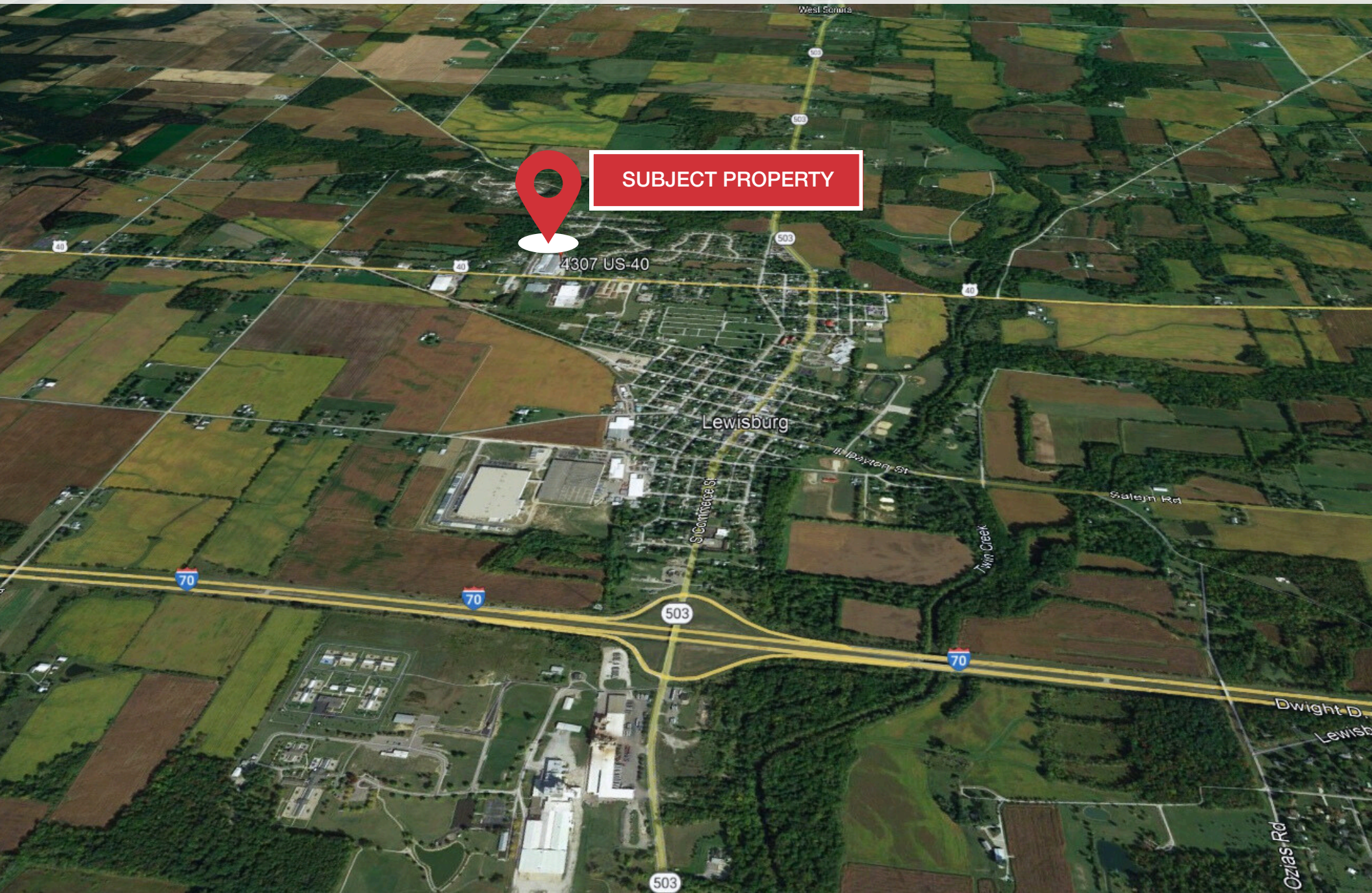
PARCEL INFORMATION

FOR SALE & LEASE | 04

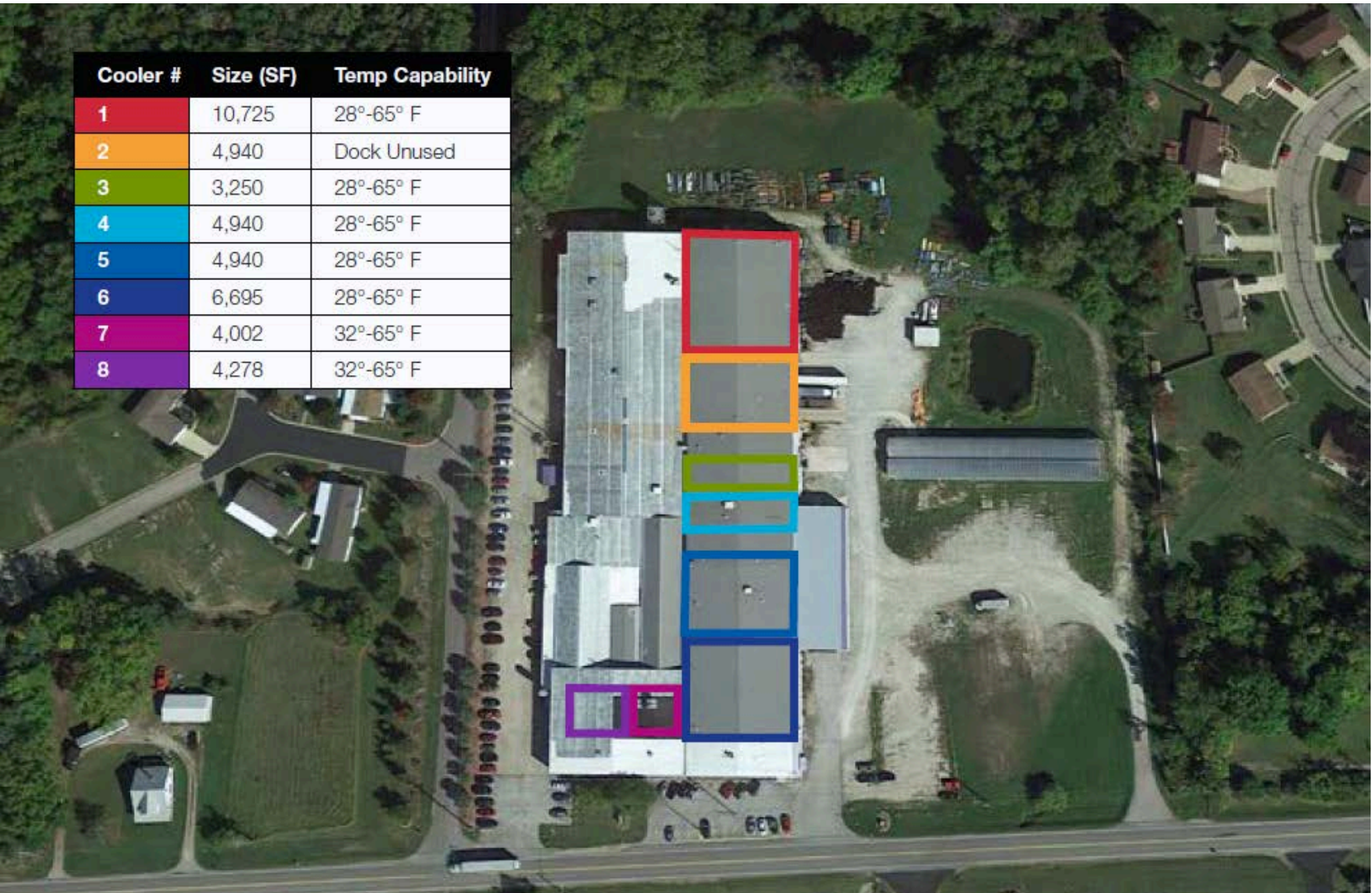


Parcel	D13001205200003000
Gross SF	129,340
Acres	12.783
Year Built	1947
2023 Real Estate Taxes	\$17,806.34

**PerPreble County Auditor, except for square footage, which is based on information provided by Owner*



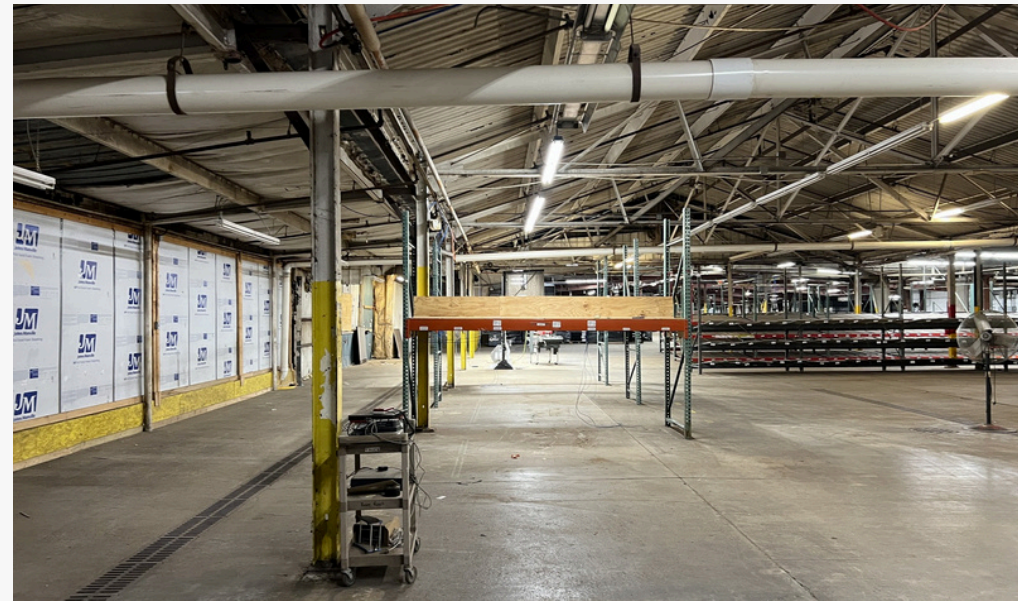
Cooler #	Size (SF)	Temp Capability
1	10,725	28°-65° F
2	4,940	Dock Unused
3	3,250	28°-65° F
4	4,940	28°-65° F
5	4,940	28°-65° F
6	6,695	28°-65° F
7	4,002	32°-65° F
8	4,278	32°-65° F



PROPERTY PHOTOGRAPHY

FOR SALE & LEASE | 07





DAYTON

With approximately one million residents, the Greater Dayton area is the fourth largest metropolitan region in Ohio. Excellent employment opportunities, diversity and low cost of living make Dayton an attractive Midwestern location. Dayton is one of the nation's top 90-minute markets, with access to more than 5.6 million people by car and more than 137 million people by air.

With a strong and diverse economy, the Greater Dayton area is a regional hub for national and global commerce. Dayton is home to Wright-Patterson Air Force Base (WPAFB), which serves as a key nerve enter of the Air Force. It is considered among the most important military installations in the country, and has a \$2.3 billion annual economic impact on the Greater Dayton Region.

Dayton is aggressively looking to the future, and is home to a thriving IT community with companies such as LexisNexis, Standard Register, and Reynolds & Reynolds, among others. These companies, as well as Wright Patterson Air Force Base, both complement and capitalize on this churning hot- bed of talent and skills coming out of the local universities each year.

Lewisburg, Ohio

Lewisburg, Ohio, located near Dayton, Indianapolis, Columbus, and Cincinnati, is a small yet strategically positioned community. As of 2024, Lewisburg has an estimated population of 1,703 and a median household income of \$73,011. The village hosts 58 businesses employing around 817 people. Its proximity to major cities—each about a 1.5- hour drive—makes it a valuable location for regional connectivity. The broader trade area, encompassing Cincinnati, Indianapolis, and Columbus, has a population of 5,764,913 and a median household income of \$80,422, highlighting the economic potential for businesses in Lewisburg.

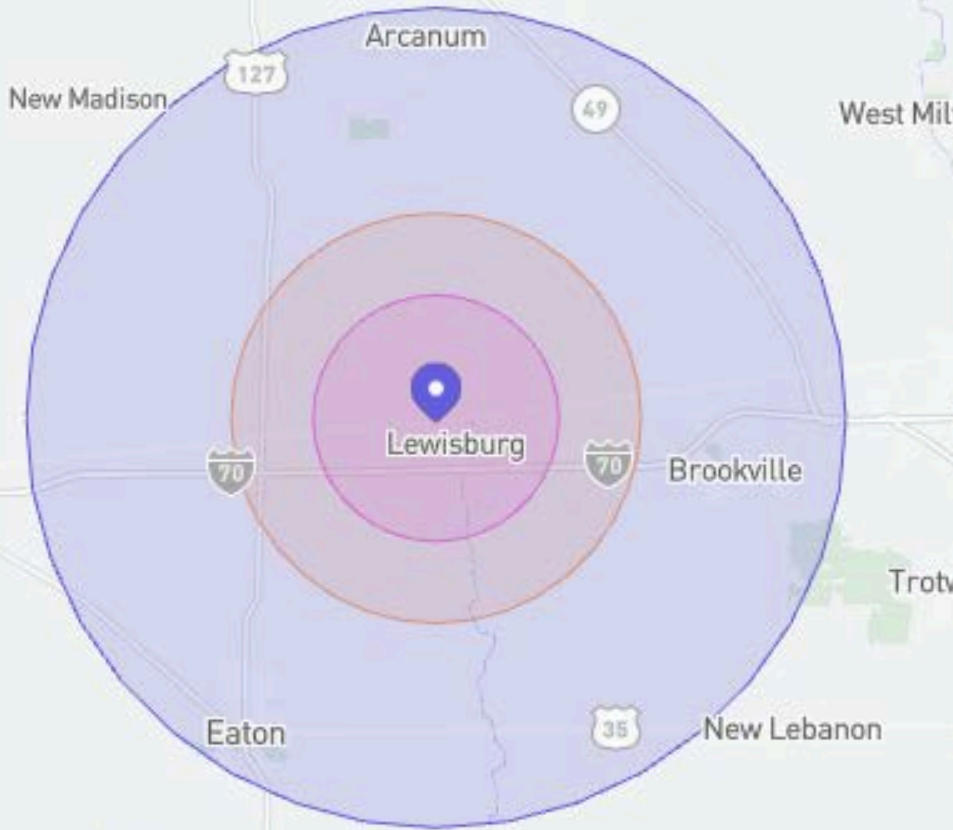


Sources: https://en.wikipedia.org/wiki/Lewisburg,_Ohio

Demographics

FOR SALE & LEASE | 11

	3 Miles	5 Miles	10 Miles
Population	3,475	6,801	42,584
Households	1,411	2,736	17,484
Average HH Income	\$88,704	\$87,618	\$88,914



THANK YOU



STAY CONNECTED



Scott Kaster

SAL.2009000788
scott@bergman-group.com
937.673.4366

Matt Hiudt

SAL.2018002042
mhiudt@bergman-group.com
513.322.6310