

**FOR SALE**

**I-75 EXPOSURE**

**9370 BYERS ROAD**

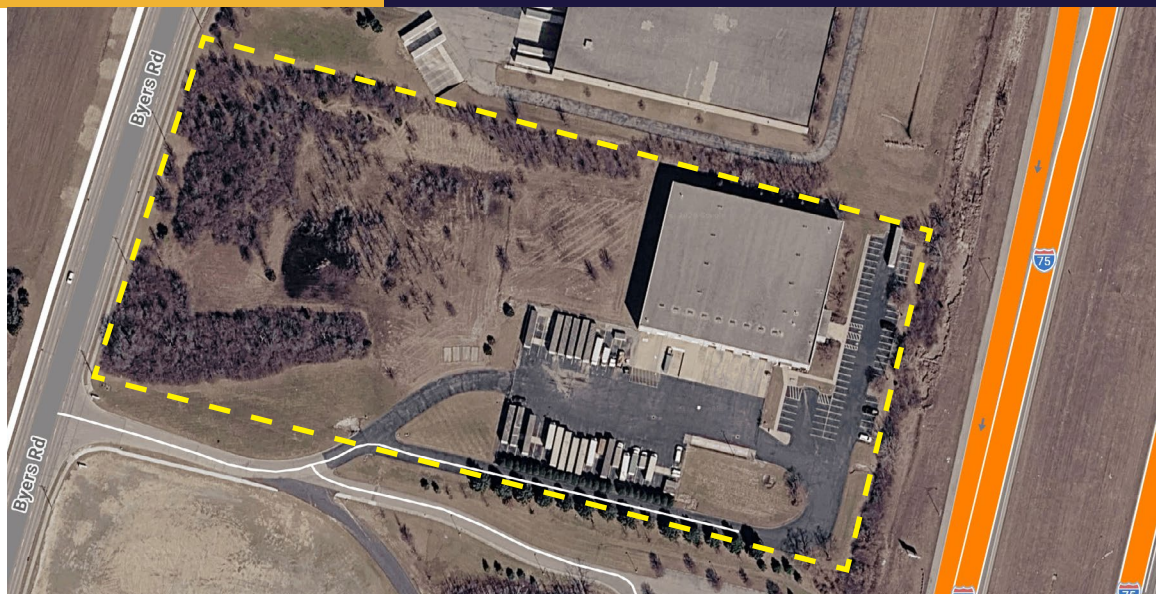
MIAMISBURG, OH 45342



**48,000 SF ON 12 ACRES**

**SALE PRICE: \$8,256,000 (\$174.00/SF)**

- 48,000 SF Total
- ±3,000 SF Office
- 12.4 Acres
- 30' - 34' Clear Height
- 6 Dock Doors
- 1 Drive-in Door
- Trailer Parking
- 133,000 cars/day



**For more information, contact:**

**TOM MCCORMICK**  
+1 513 763 3025  
tom.mccormick@cushwake.com

**LINDSAY HARTMANN**  
+1 513 322 0989  
lindsay.hartmann@cushwake.com

**BEN MCNAB**  
+1 513 763 3019  
ben.mcnab@cushwake.com

201 E. Fourth Street, Suite 1800  
Cincinnati, OH 45202  
P: +1 513 421 4884  
cushmanwakefield.com

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## BUILDING SPECS

<b>TOTAL BLDG. SIZE</b>	48,000 SF	<b>DOCK DOORS</b>	6 Dock Doors; 9' x 10' (4 w/ levelers, 2 exterior platform)
<b>OFFICE SIZE</b>	3,100 SF	<b>DRIVE-IN DOORS</b>	1 Drive-in Door; 12' x 14'
<b>WAREHOUSE SIZE</b>	44,900 SF	<b>POWER</b>	400 Amp, 480V, 3phase
<b>MEZZANINE SIZE</b>	3,100 SF	<b>UTILITIES</b>	
<b>ACRES</b>	12.4 Acres	<b>ELECTRIC</b>	<a href="http://www.aes-ohio.com">www.aes-ohio.com</a>
<b>YEAR BUILT</b>	2000	<b>GAS</b>	<a href="http://www.centerpointenergy.com">www.centerpointenergy.com</a>
<b>CLEAR HEIGHT</b>	30' - 34'	<b>WATER/SEWER</b>	<a href="http://www.cityofmiamisburg.com">www.cityofmiamisburg.com</a>
<b>BUILDING DIMENSION</b>	200' x 240'	<b>TELEPHONE</b>	<a href="http://www.spectrum.com">www.spectrum.com</a>
<b>BUILDING DEPTH</b>	200'	<b>COUNTY</b>	Montgomery
<b>COLUMN SPACING</b>	40' x 40' typical 50' bay, 30' 2nd bay	<b>MUNICIPALITY</b>	Miami Township
<b>CONSTRUCTION</b>	Precast Concrete	<b>ZONING</b>	A-C3-Austin Center BPD
<b>ROOF</b>	Rubber Membrane (2024)	<b>PARCEL ID</b>	K45 02606 0082
<b>LIGHTING</b>	T-5	<b>COUNTY VALUE</b>	\$1,736,410 (2025)
<b>WAREHOUSE HEAT</b>	Gas Fired Space Heaters	<b>REAL ESTATE TAXES</b>	\$55,952.86 (\$1.17/SF)
		<b>MISC.</b>	Fenced lot Truck scale Trailer parking w/ dolly pads Expansion capability

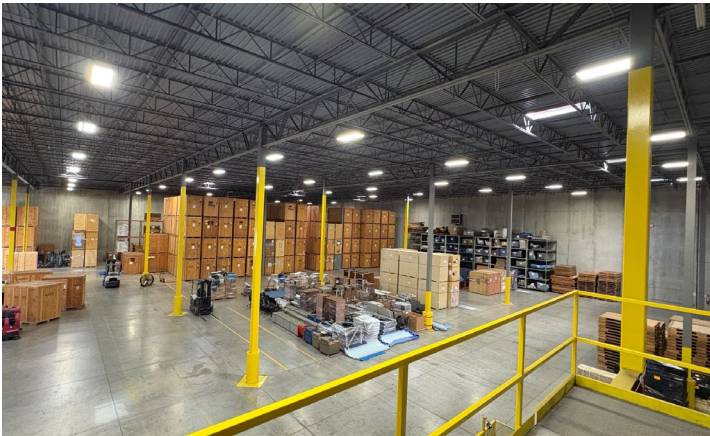
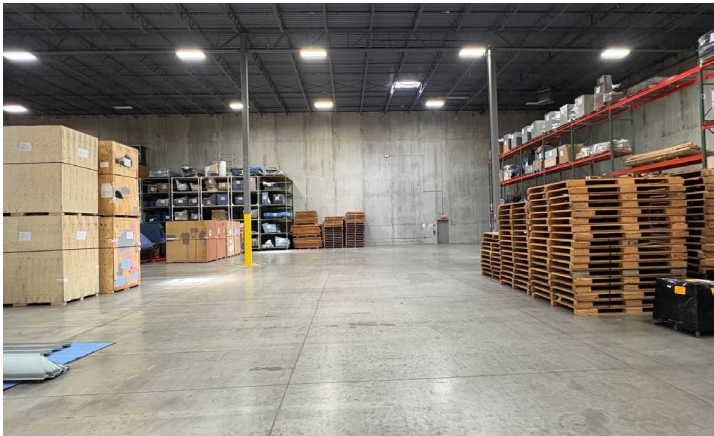
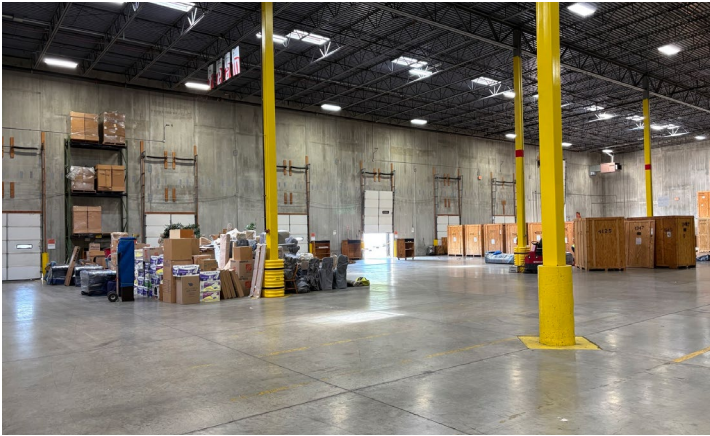
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**GROUND/INTERIOR PHOTOS**



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**AERIAL PHOTOS**



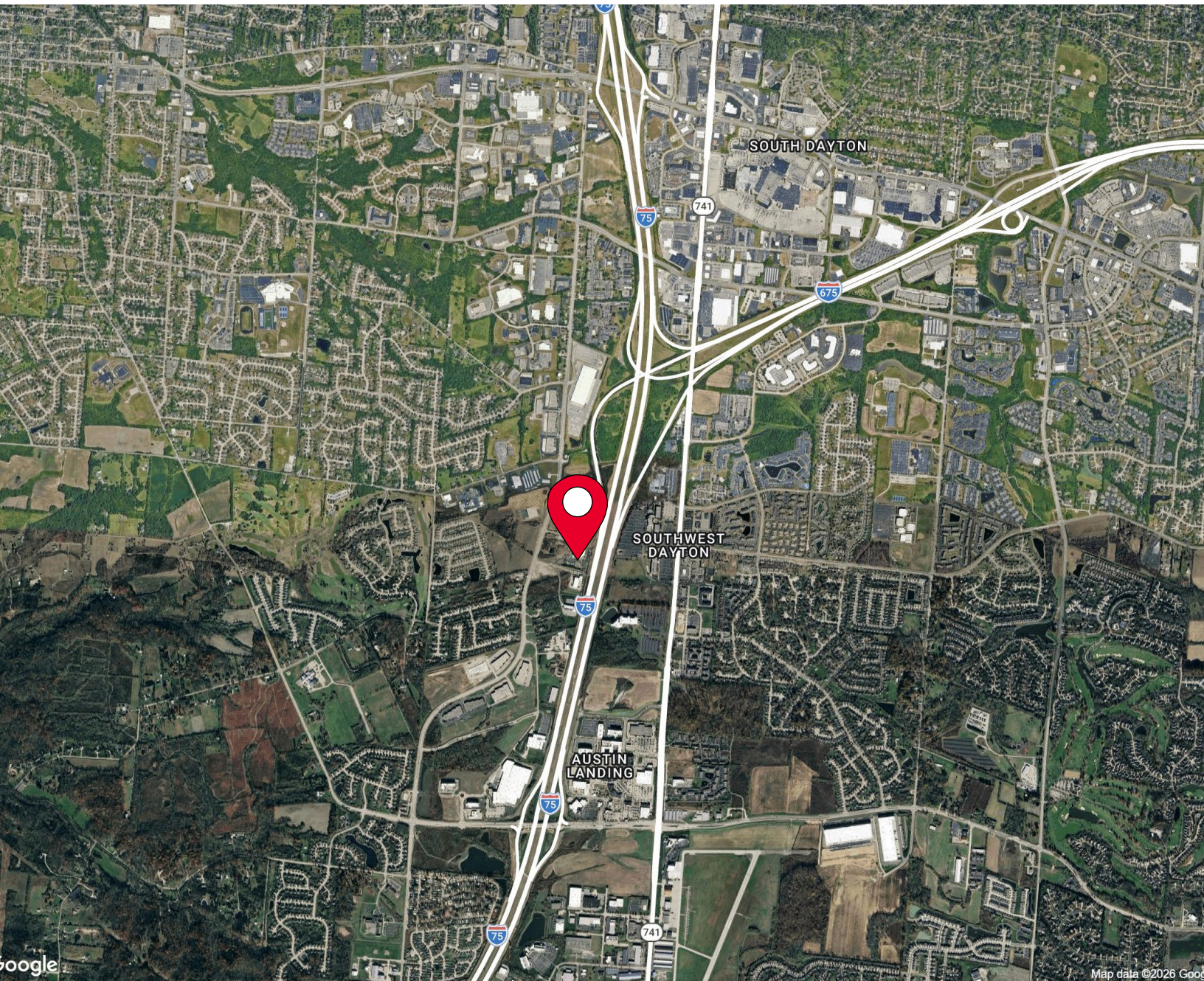
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**AERIAL LOCATION**



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