



Fully Conditioned Manufacturing Facility
2563 Technical Dr
Miamisburg, OH 45342

Consulting

Appraisal

Investment

Retail

Office

Industrial

Full Service Real Estate Company



Property Features

- 60,736sf
- Approximately 5,900sf office, 54,836sf shop space
- Fully conditioned throughout
- 3,000 Amps 240v-3p
- Two Docks
- One Drive-in door
- Clear heights 13'-18'
- Recently remodeled offices
- 6 Acres

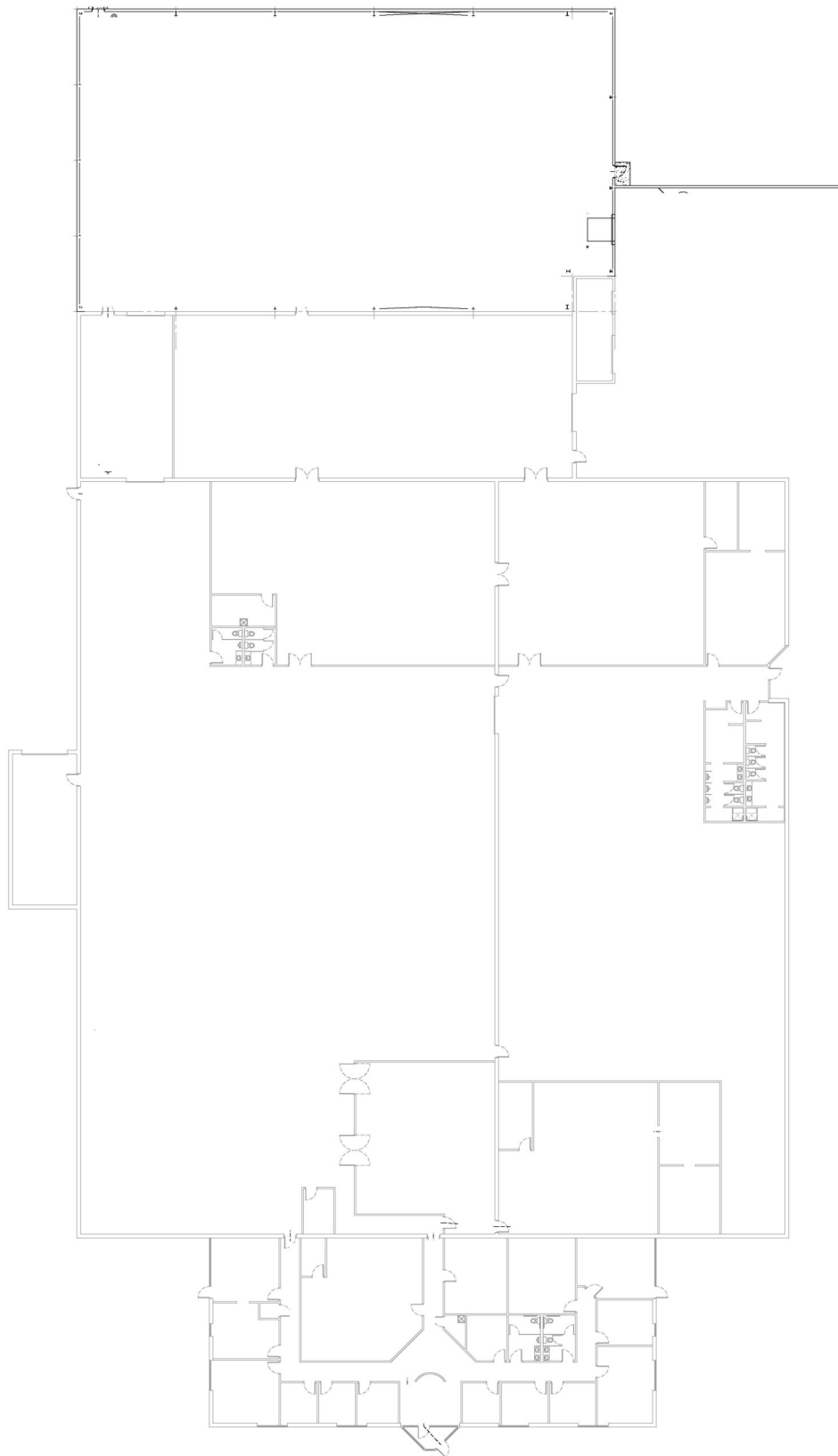
Ben Redick
Bruns Realty Group

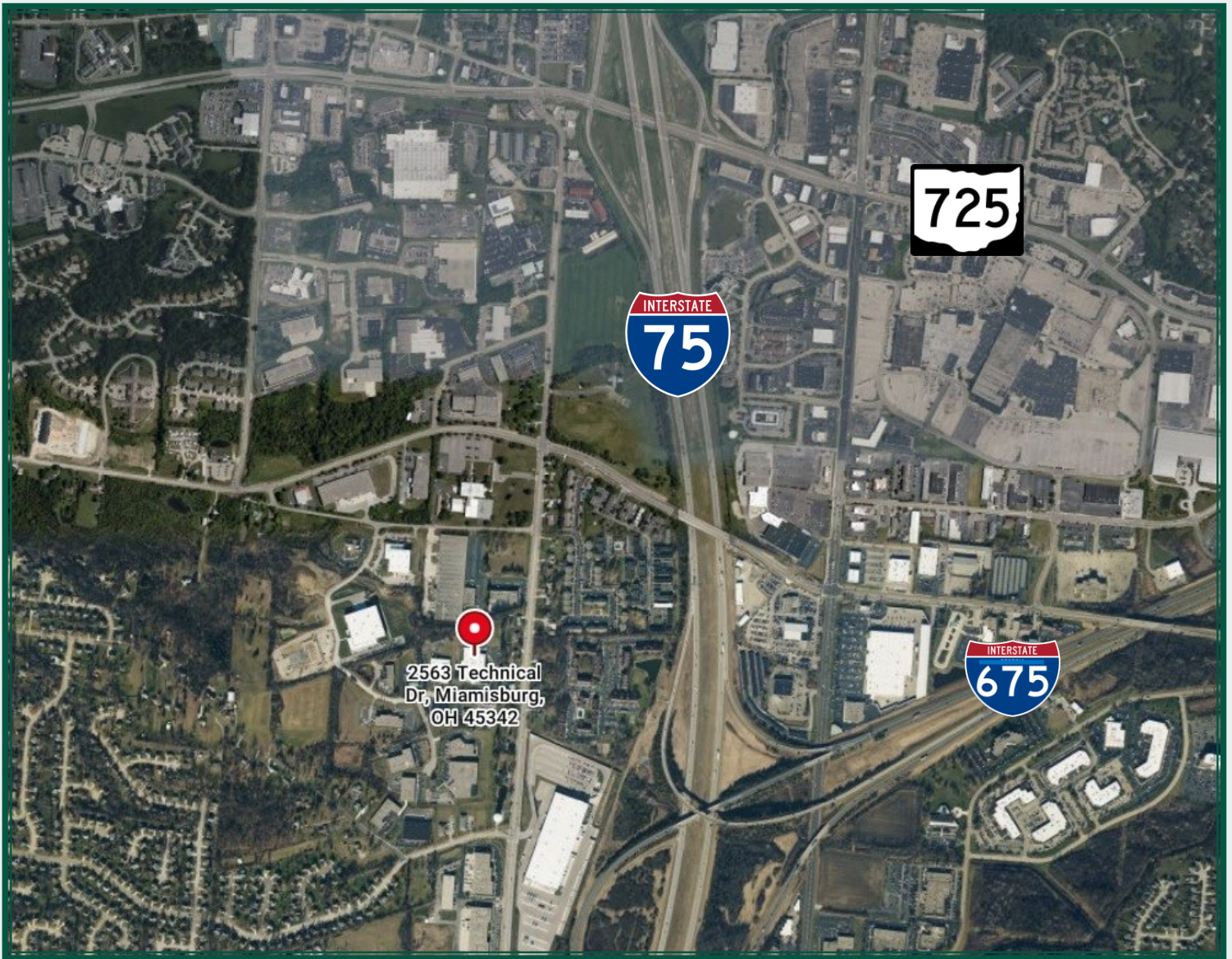
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All information regarding subject property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omission, change of condition, prior sale, lease, financing or withdrawal from the market without notice.



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Demographics

Population:

<u>3 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
57,030	126,639	403,937

Median HH Income:

<u>3 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
\$71,146	\$75,924	\$67,720



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