



## 680 PRECISION CT. MIAMISBURG, OH 45342

AVAILABLE FOR LEASE



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### PROPERTY HIGHLIGHTS



**73,960 Total SqFt**

- Former Mfg. Facility located in Miamisburg minutes to I-75
- Heavy power 480-volt, 3-phase, 2,000 amps and bus duct throughout
- Five (5) docks and Two (2) drive-in doors
- +/- 75 parking spaces
- New ownership and renovations underway
- Lease Rate: \$6.95/SqFt NNN + \$1.60/SqFt OpEx/ CAM
- Available for immediate occupancy

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M I A M I S B U R G , O H

## PROPERTY DETAILS

Total SqFt:	73,960
Warehouse SqFt:	62,580
Office SqFt:	8,970
Mezzanine SqFt:	2,410
Acreage:	5.2 acres
Clear Height:	19'-20'
Year Built:	1992
Type Construction:	CMU, Masonry, and Steel
Lighting:	LED's
Column Spacing:	40'x50' and varies
Dock door:	Five (5) 8'6" x 9" with motorized openers - (3) with mechanical pit levelers

Drive-in door:	Two (2) - 12'x14 with motorized openers
Sprinkler:	Wet system
Electrical Service:	480-volt, 3-phase, 2,000 amps
Heat:	Natural gas-fired unit heaters
Roof:	Ballast
Truck court:	120' heavy duty asphalt
Parking Lot:	Approximately 75 spaces
Restrooms:	Two (2) sets; One (1) in office and One (1) in warehouse
Annual Property Taxes:	\$71,208 (\$0.96/SqFt)
Montgomery County Parcel ID's:	K46 01521 0003

## PARCEL OUTLINE



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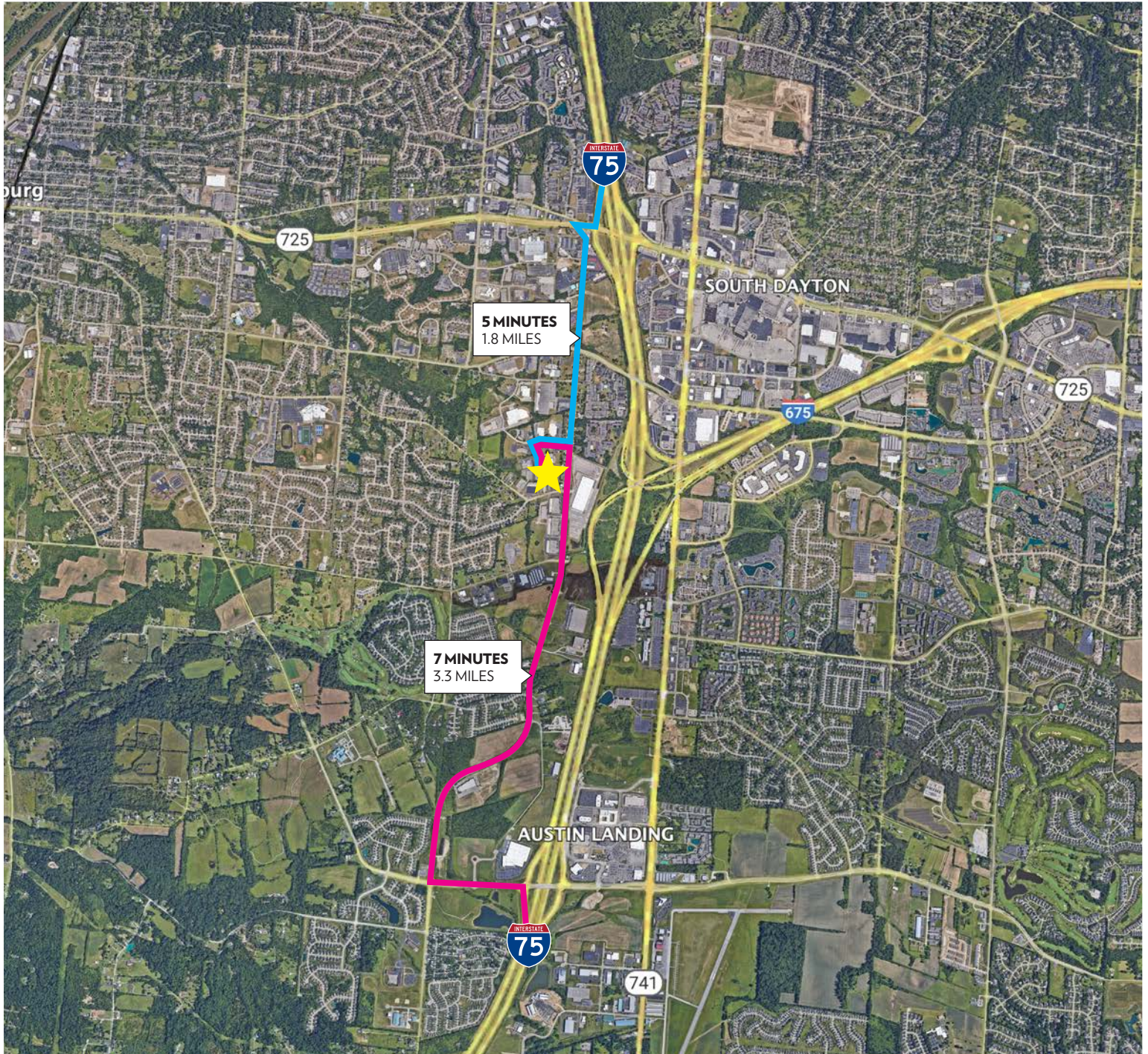
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## DISTANCE MAP



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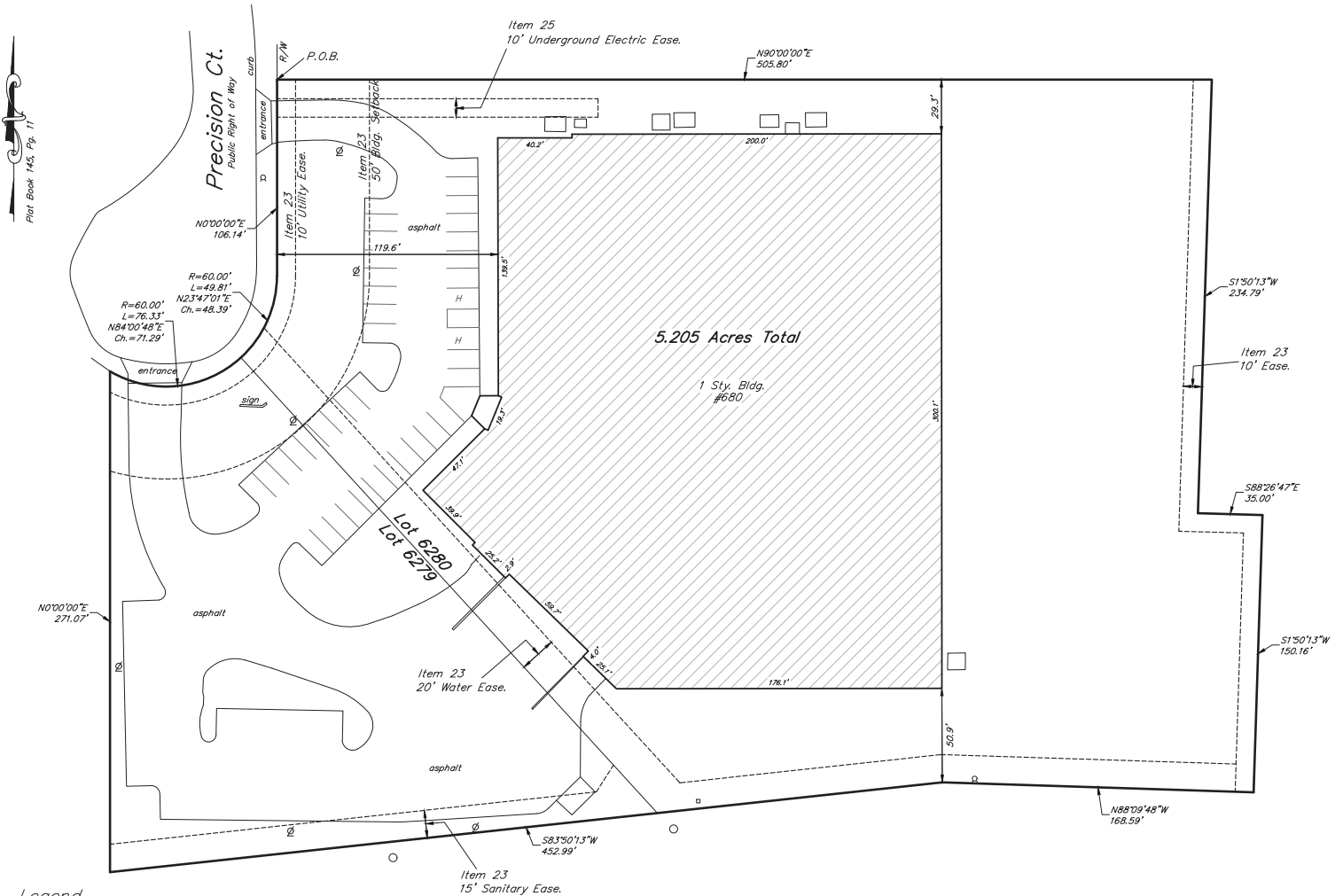
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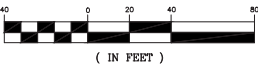
## SITE PLAN



### Legend

- ⊙ = Light Pole
- ⊕ = Fire Hydrant
- = Man Hole
- = Utility Box

### GRAPHIC SCALE



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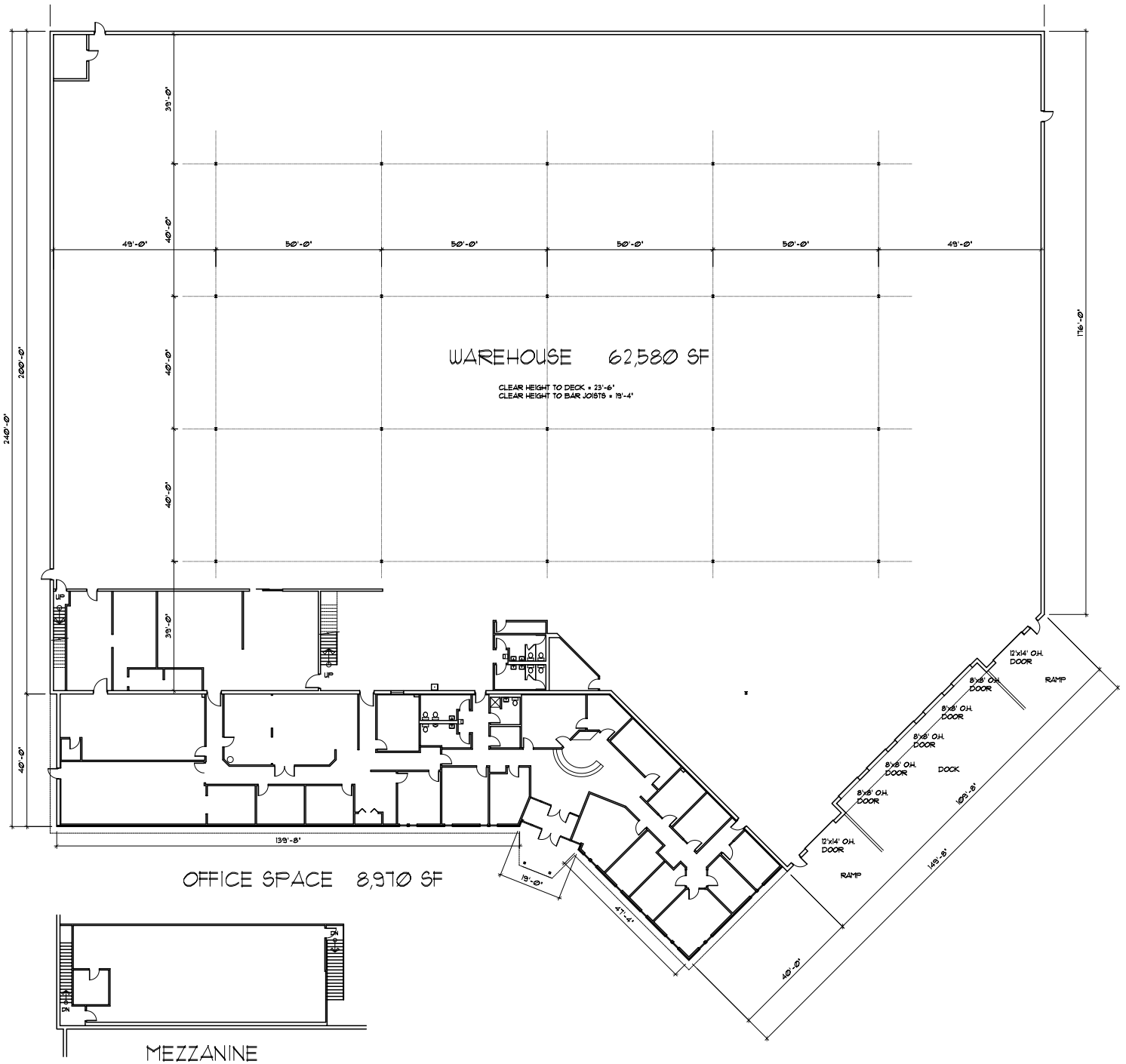
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## FLOOR PLAN



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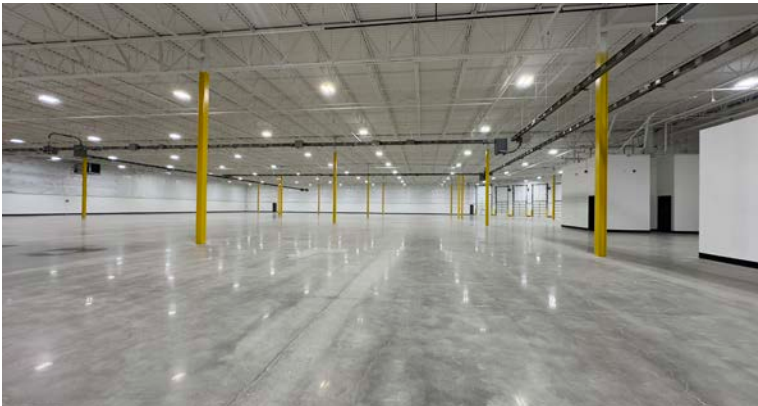
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