

# **Warehouse / Flex**

## **Gander Creek Industrial Park**

8535B & 8545 Gander Creek Dr.  
Miamisburg, OH 45342

**FOR LEASE**

**Dock and Overhead Door Access!**

**No Earnings Tax!**



**2 suites - up to 14,477 SF available**

# Gander Creek Industrial Park

**FOR LEASE**



**Warehouse / Flex**

8535B Gander Creek Dr., Miamisburg, OH 45342

**6,000 SF**

## Property Highlights

- Flexible space includes access to dock and overhead doors!
- Large open space with high ceilings.
- Secure entrance vestibule.
- Large conference room with glass overlook.
- Additional storage space/office options.
- Ample parking and easy access.
- Close to many amenities.
- Lease Rate: \$12/SF, FS (tenant responsible for interior maintenance).

# Gander Creek Industrial Park

8535B Gander Creek Dr.



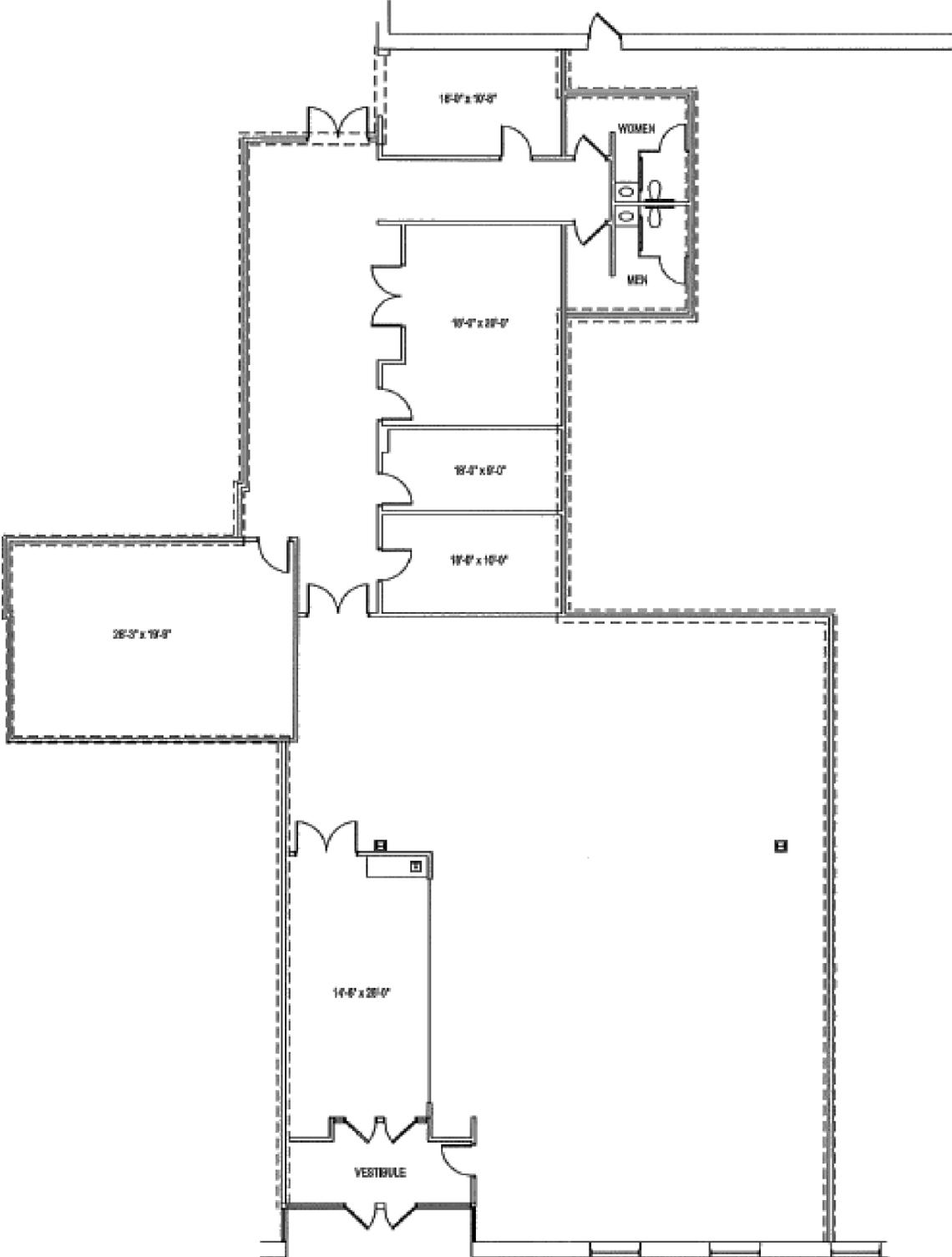
# Gander Creek Industrial Park



**Dock and Overhead Door Access**



8535B Gander Creek Dr.



# Gander Creek Industrial Park

**FOR LEASE**



**Warehouse / Flex**

8545 Gander Creek Dr., Miamisburg, OH 45342

**8,477 SF**

## Property Highlights

- Flexible space includes access to dock and overhead doors!
- Large open space with high ceilings.
- Two (2) private restrooms
- Secure entrance vestibule.
- Space may be divided.
- Negotiable tenant allowance.
- Ample parking and easy access.
- Lease Rate: \$12/SF, FS (tenant responsible for interior maintenance).

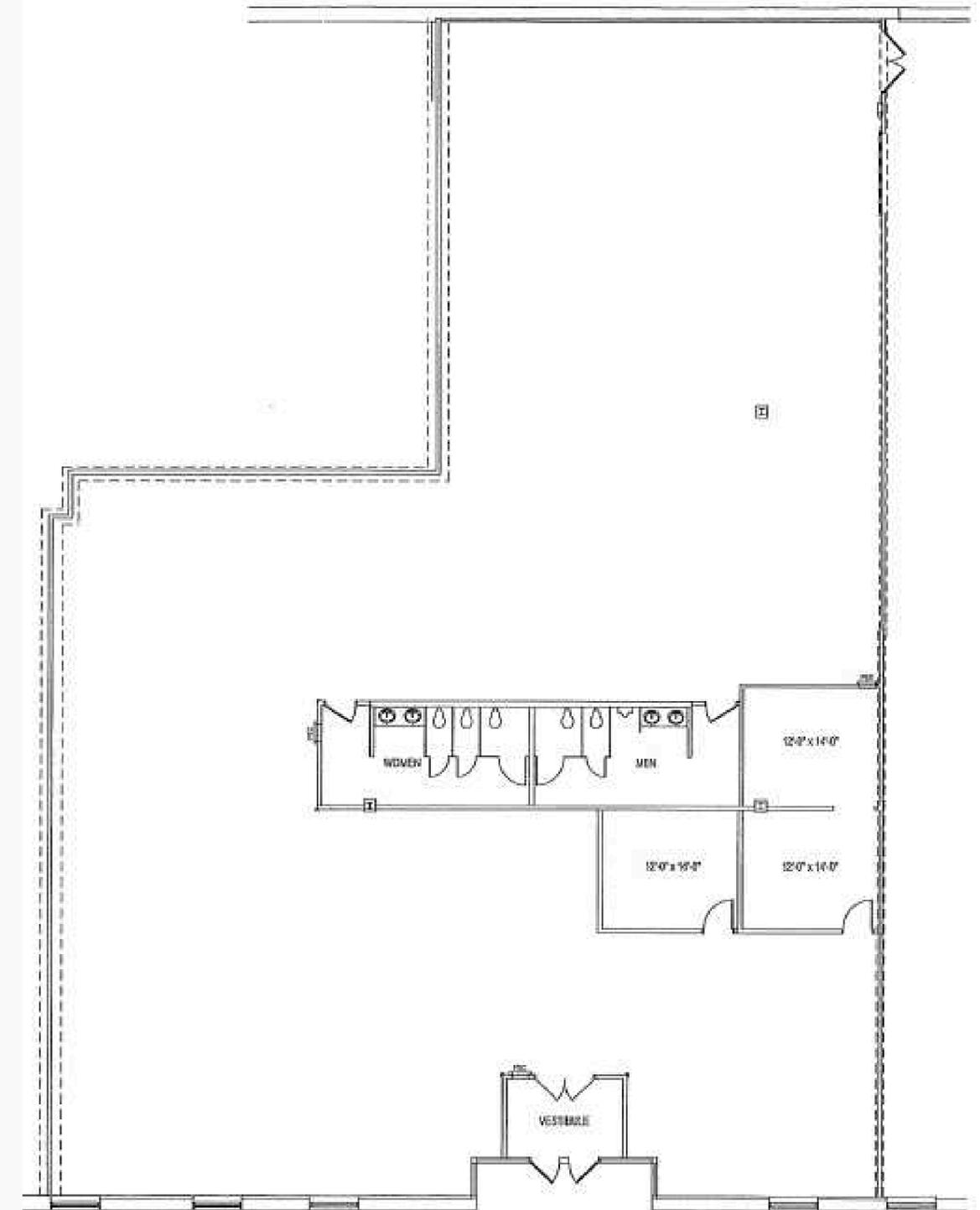
# Gander Creek Industrial Park

8545 Gander Creek Dr.



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8545 Gander Creek Dr.



# Warehouse / Flex

**2 suites - up to 14,477 SF available**

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Miamisburg, OH 45342

**Dock and Overhead Door Access**



**8,477 SF**

**Common Access Corridor**

**6,000 SF**

# Gander Creek Industrial Park



## Tony Taylor

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**Please call for more details!**



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