

FOR SALE

3728 BENNER ROAD

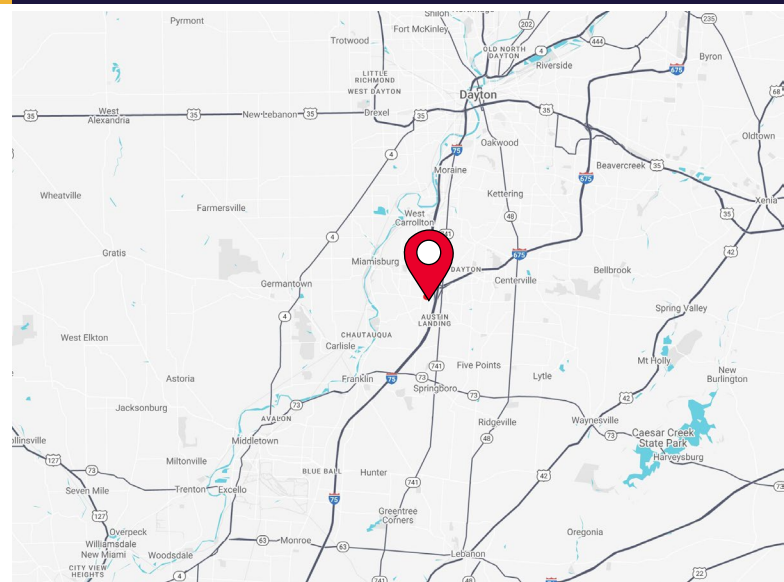
MIAMISBURG, OH 45342



24,436 SF ON 5.78 ACRES

SALE PRICE: \$2,199,240 (\$90/SF)

- 24,436 SF Total
- 12,084 SF Office (Recently Renovated)
- 12,352 SF Warehouse/Production
- 5.78 Acres
- (1) Dock Door
- (1) Drive-in Door
- 2.4 Miles to Austin Interchange & I-75



For more information, contact:

LINDSAY HARTMANN
+1 513 322 0898
lindsay.hartmann@cushwake.com

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

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

FOR SALE

3728 BENNER ROAD

MIAMISBURG, OH 45342



LOCATION	Miami Township
ACRES	5.78 Acres
AVAILABLE SIZE	24,436 SF
WAREHOUSE SIZE	12,352 SF
OFFICE SIZE	12,084 SF
YEAR BUILT	1986, Office reno in 2019
ZONING	I-1
CLEAR HEIGHT	10' - 12'
LIGHTING	LED
HVAC	100% Fully Air Conditioned
CONSTRUCTION	Brick & Block
ROOF	Insulated Metal w/ Rubber Membrane

DOCKS	(1) Dock Door; 8'x8'
DRIVE-INS	(1) Drive-in Door; 10'x10'
POWER	240v; 3phase; 2000 amp (est.)
SPRINKLER	None
UTILITIES	

ELECTRIC www.aes-ohio.com

GAS www.centerpointenergy.com

WATER/SEWER www.cityofmiamisburg.com

PROPERTY INFO

ANNUAL TAXES \$32,803.20 (\$1.34/SF)
(Based on assessed value
\$945,260.00)

COUNTY VALUE \$945,260.00

PARCEL ID K45 02606 0042
K45 02606 0040
K45 02606 0067

AERIAL



FOR SALE

3728 BENNER ROAD

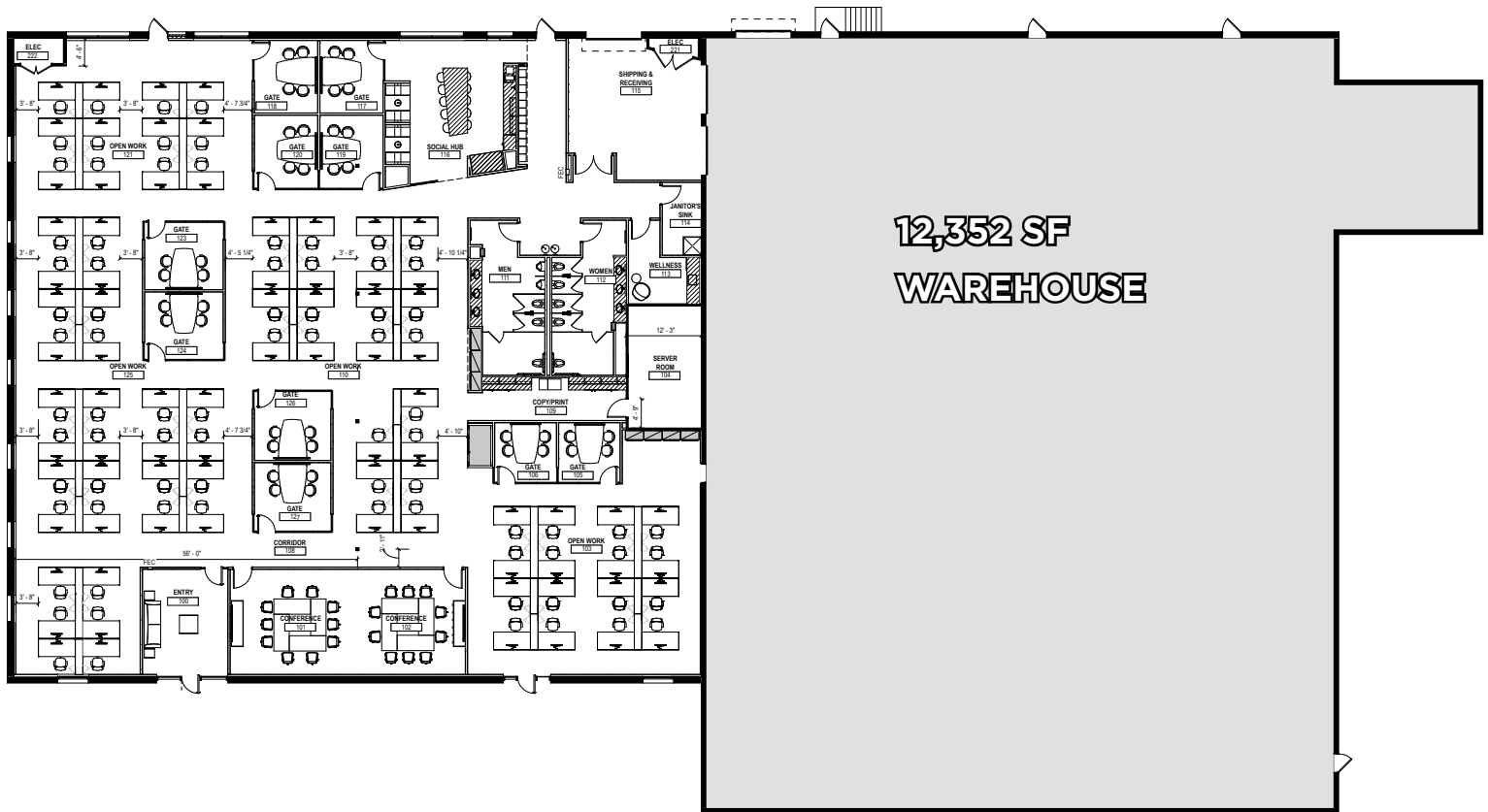
MIAMISBURG, OH 45342



FLOOR PLAN

12,084 SF

OFFICE



FOR SALE

3728 BENNER ROAD

MIAMISBURG, OH 45342



INTERIOR PHOTOS



FOR SALE

3728 BENNER ROAD

MIAMISBURG, OH 45342



EXTERIOR PHOTOS



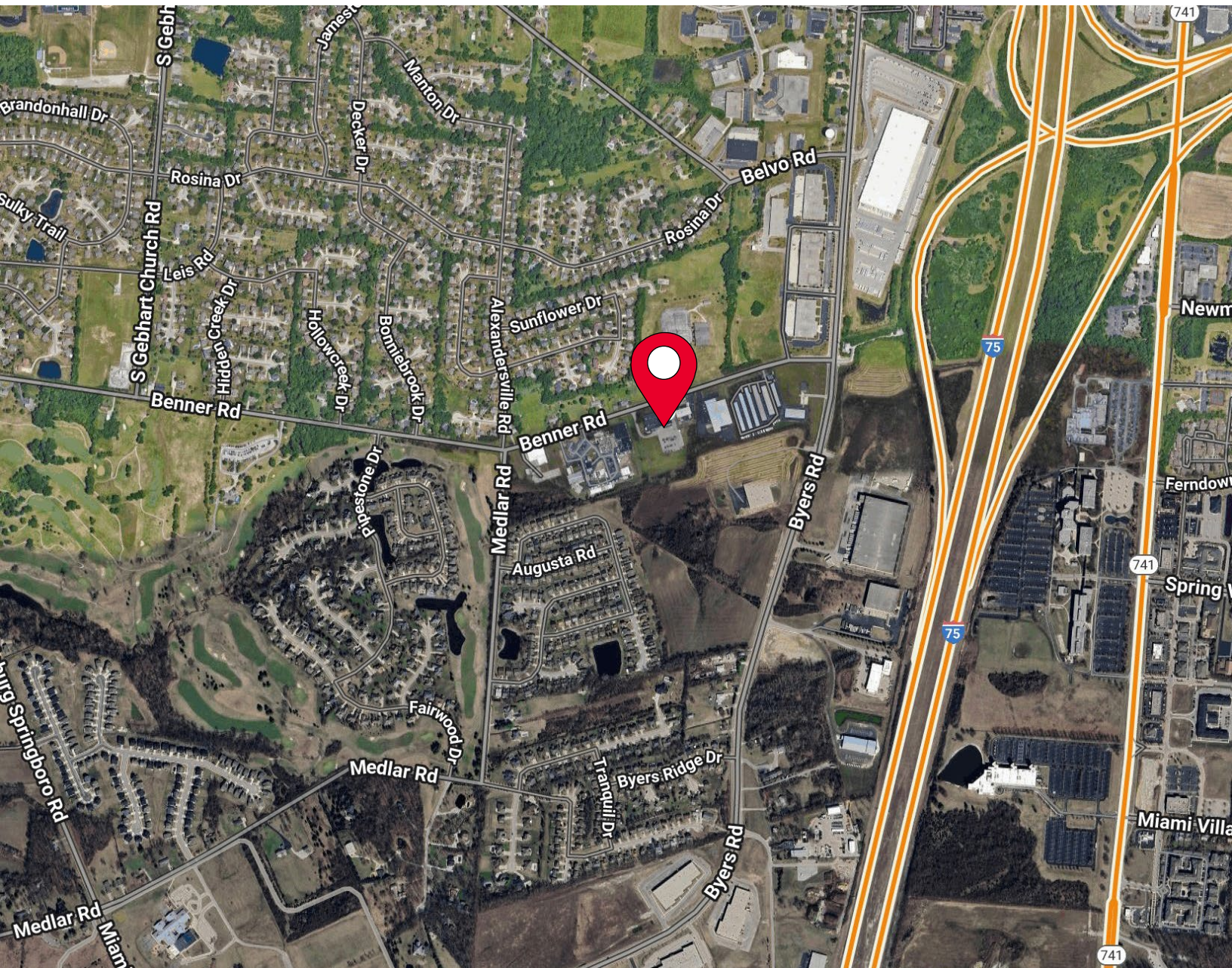
FOR SALE

3728 BENNER ROAD

MIAMISBURG, OH 45342



AERIAL LOCATION



For more information, contact:

LINDSAY HARTMANN

+1 513 322 0898

lindsay.hartmann@cushwake.com

TOM MCCORMICK

+1 513 763 3025

tom.mccormick@cushwake.com

201 E. Fourth Street, Suite 1800

Cincinnati, OH 45202

P: +1 513 421 4884

cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.