

FOR SALE

3728 BENNER ROAD

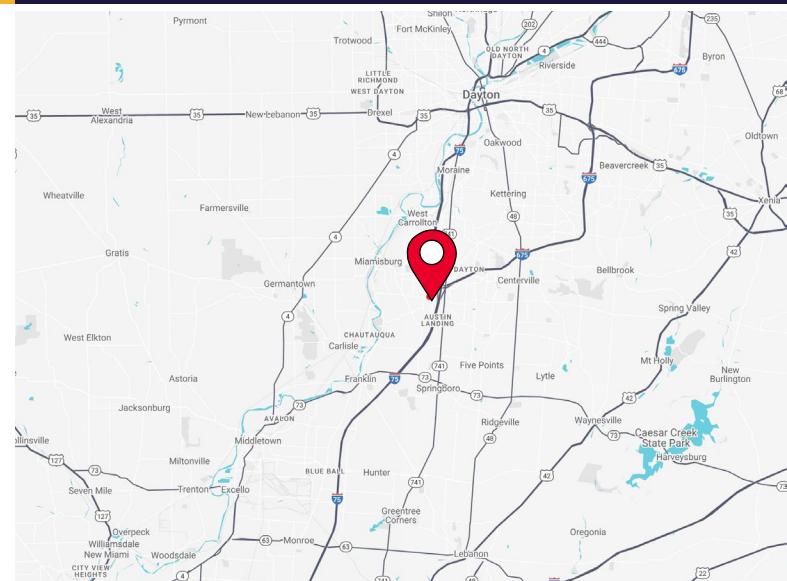
MIAMISBURG, OH 45342



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:

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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



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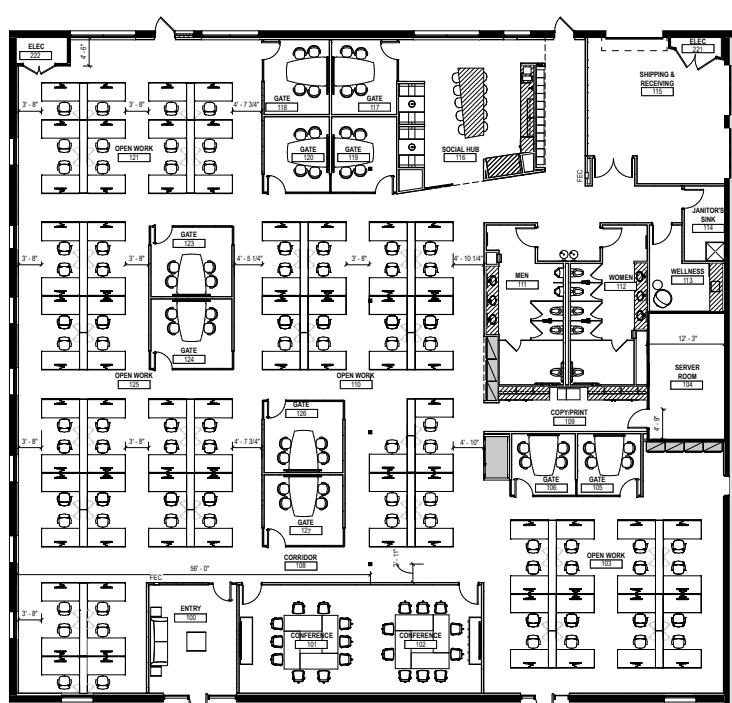
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FLOOR PLAN

12,084 SF

OFFICE



12,352 SF WAREHOUSE

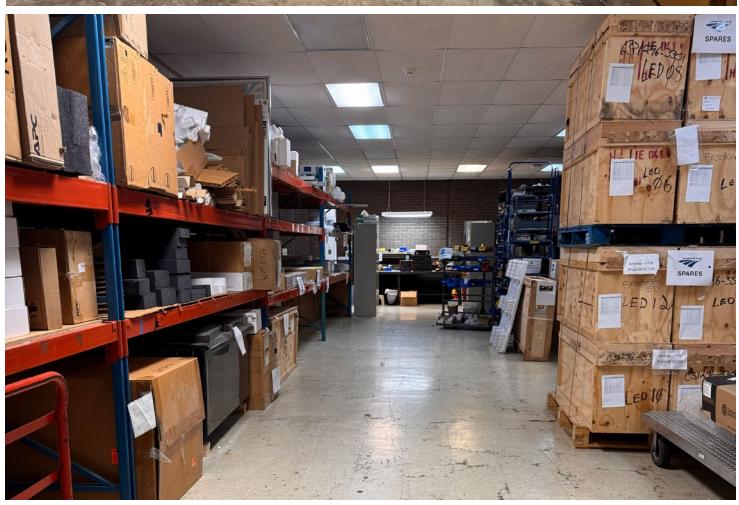
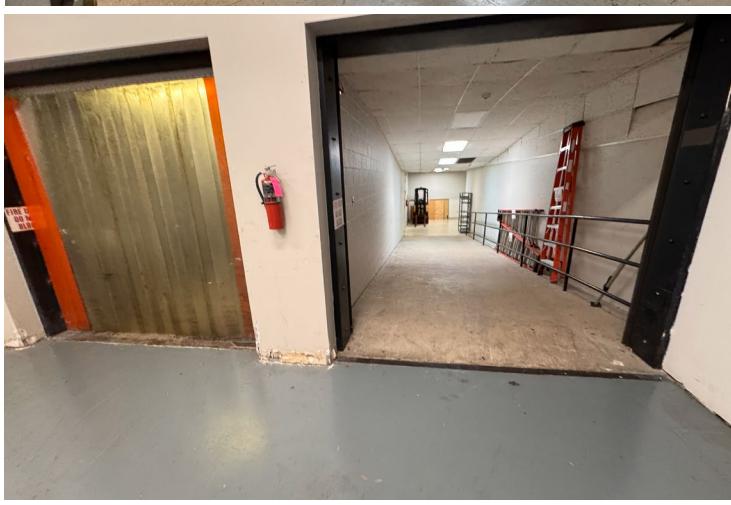
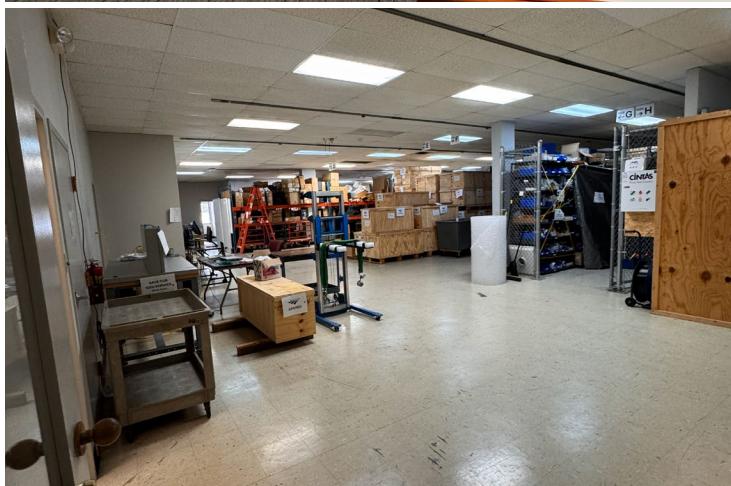
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3728 BENNER ROAD

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



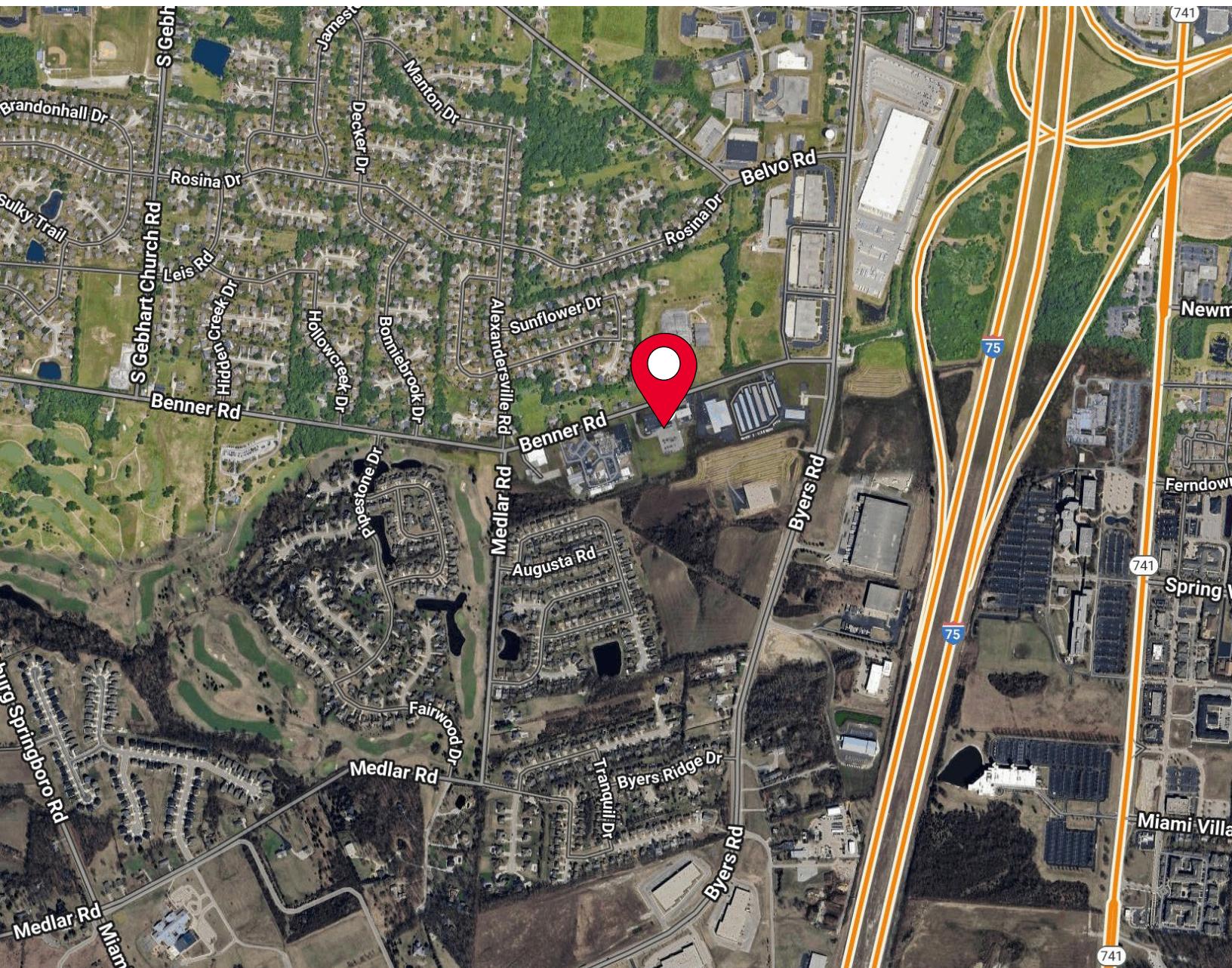
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