



431 Miamisburg Centerville Road

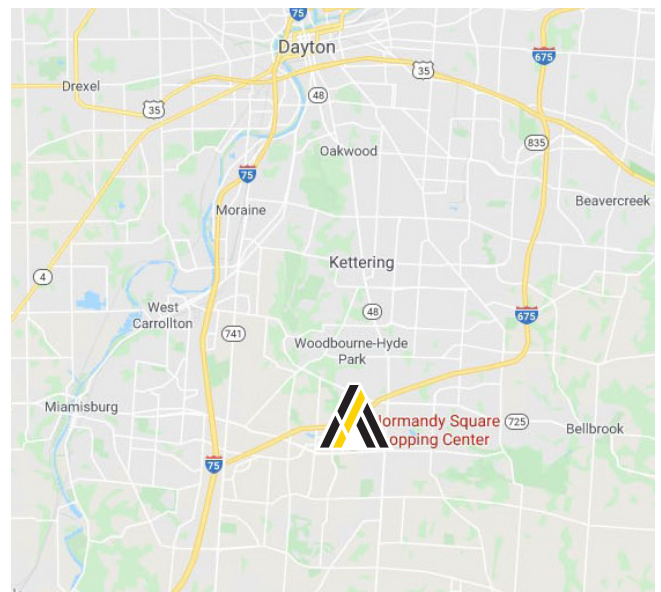
Washington Township, Ohio 45459

LEASE RATE:

\$12.00 PSF NNN

Property Highlights

- 5,000± up to 6,650± SF Available
- **Turn-Key Facility:** Ready for immediate use, this space is an excellent opportunity for an auto maintenance or repair business to establish or expand operations.
- **Reception Area:** Spacious reception area with a dedicated office, ideal for customer interactions and administrative tasks.
- **Fully Equipped for Auto Services:** Convenient access for vehicles with five drive-in garage doors. Includes four 2-post lifts and two 4-post lifts, perfect for servicing a variety of vehicles.
- **Tire Storage Room:** A designated area for tire storage, keeping your workspace organized and efficient.
- **Ample Parking:** Plenty of parking for customers and employees, ensuring convenience for both.
- **Roadside Signage Available:** High-visibility signage potential, enhancing brand exposure and attracting customers.



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Photos



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Floor Plan

