



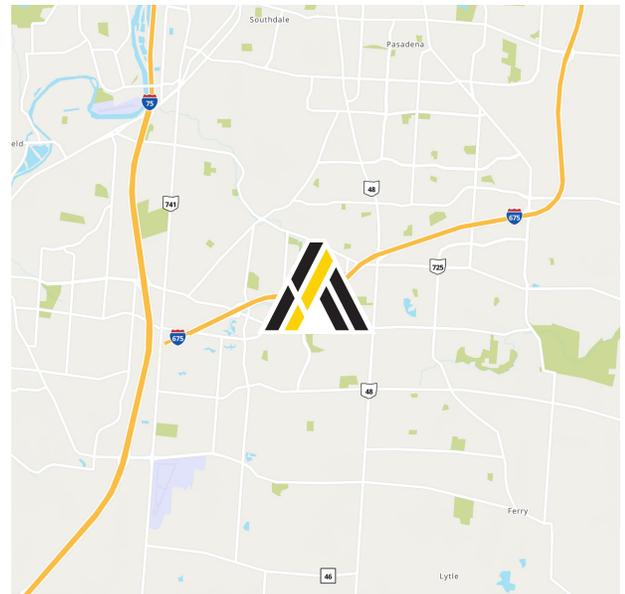
## 671 Miamisburg-Centerville Road

Washington Township, Ohio 45459

LEASE RATE:  
\$12.00 PSF NNN

### Property Highlights

- **Updated 7,000± SF Freestanding Office/Flex Building** offers a highly functional layout designed to accommodate a wide range of business users.
- **Warehouse area features two dock doors and one overhead door**, allowing for easy loading, deliveries, and operational flexibility.
- **Ample on-site parking** supports both employees and visitors, enhancing daily convenience.
- **Located in Washington Township**, the property benefits from no city income tax, providing a meaningful cost advantage for businesses and employees alike.
- **Excellent Visibility** along a high-traffic corridor, with exposure to over 17,000 vehicles per day, helping elevate brand presence and accessibility.
- **Strategically Positioned** less than two miles from I-675 and Wilmington Pike, with quick connectivity to the regional highway system and approximately four miles from I-75. This prime location allows for efficient commuting, distribution, and access to the greater Dayton market.



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