



510 Earl Boulevard

Miamisburg, Ohio 45342

Property Highlights

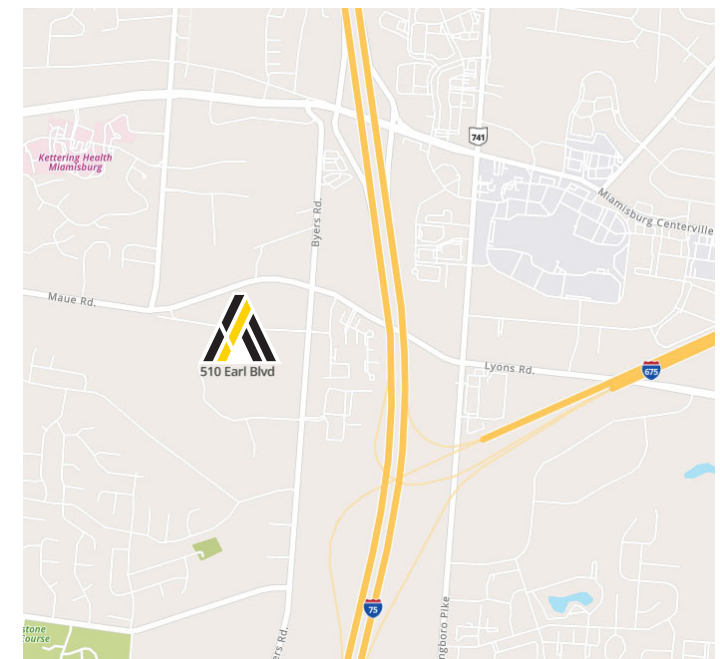
- 56,500± Total SF Manufacturing/Warehouse facility on 4.97± acres
- 18,500± SF Office with high end finishes
- 38,000± SF Manufacturing area
- 1 Dock
- 2 OH Doors
- 28' Clear height
- Cranes - (2) 20 ton & (1) 5 ton
- 100% Air conditioned
- 3 Phase 480/227 volt 1600/800 amp service
- Conveniently located approximately 1 mile to I-75 and in close proximity to numerous restaurants, hotels, banking institutions and shopping

Dave Tobeson, SIOR

Senior Vice President

937.469.8251

Dave.Tobeson@ApexCommercialGroup.com



Steve Peters, SIOR

Principal

937.469.8277

Steve.Peters@ApexCommercialGroup.com

510 Earl Boulevard

Miamisburg, Ohio 45342

Industrial Space

Building Specifications

Property Type:	Manufacturing/Warehouse
Available:	56,500± SF
Dock:	1
Drive-In Doors:	2
Ceiling Height:	28' with 22' hook heights for cranes
Construction:	Steel Frame Pre-Cast Panel, Brick & Metal
Manufacturing Floor:	Plant slab floor 7", concrete slab on 8' (min) compacted crushed road gravel/base, reinforced with #3's @ 18' OC-top, 6'x6'=#6 WWM-bottom
Column Spacing:	60' x 25'
Electrical:	3 Phase, 480/227 volt, 1600/800 amp service
Sprinkler System:	Grinnell Fire Protection System - Wet pipe system
Lighting:	T-5 Fluorescent
HVAC:	100% Air conditioned with 13 total roof top units: (8) 12.5 ton units, (1) 4 ton unit, (3) 3 ton units, (1) 5 ton unit
Cranes:	(2) 20 ton & (1) 5 ton
Back-up Generator:	Koehler System

Photo - Exterior



ApexCommercialGroup.com

510 Earl Boulevard

Miamisburg, Ohio 45342



Photos - Interior



ApexCommercialGroup.com

510 Earl Boulevard

Miamisburg, Ohio 45342



Aerial

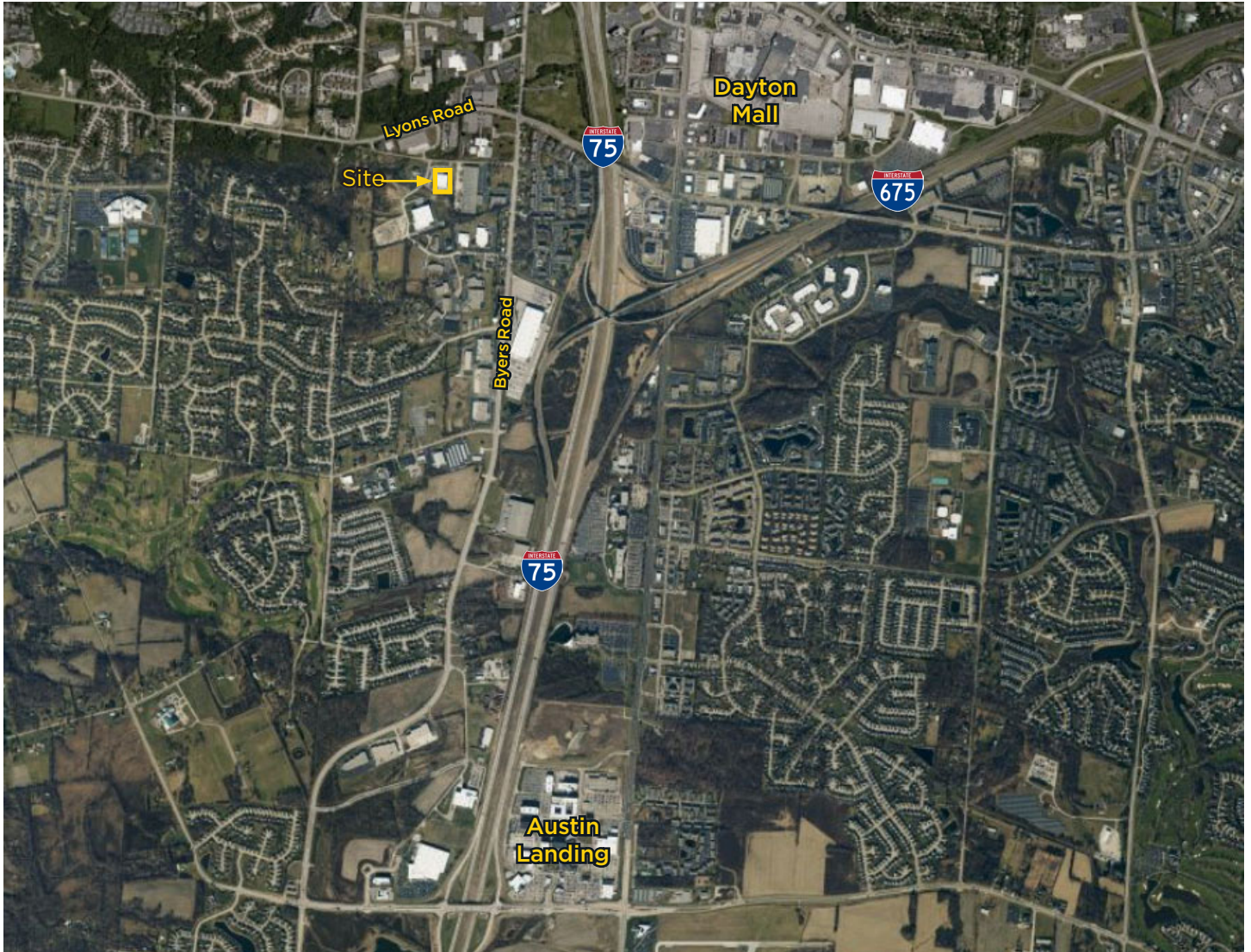


ApexCommercialGroup.com

510 Earl Boulevard

Miamisburg, Ohio 45342

Aerial



ApexCommercialGroup.com