



**901 N MAIN ST.**  
MIAMISBURG, OH 45342

AVAILABLE FOR SALE OR LEASE

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## PROPERTY HIGHLIGHTS



**20,477 SqFt**

- Former Manufacturing Facility located in City of Miamisburg minutes to I-75 and I-675
- Two (2) docks and Two (2) drive-in doors
- Three (3) bridge cranes ranging for 2-3-ton capacities, 30'+ spans, and 13'+ hook height
- Fenced in storage area in area of property
- Lease Rate: \$4.95/SqFt NNN
- Sale Price: \$995,000 (\$49/SqFt)
- Available for immediate occupancy

## PROPERTY DETAILS

<b>Total SqFt:</b>	20,477
<b>Warehouse SqFt:</b>	19,314
<b>Office SqFt:</b>	1,163
<b>Acreage:</b>	1.47 acres
<b>Clear Height:</b>	16'-20'
<b>Year Built:</b>	1987
<b>Type Construction:</b>	Concrete and steel
<b>Lighting:</b>	Fluorescent and LED's
<b>Column Spacing:</b>	Varies; 20'x30' front area and up to 35'-45' wide
<b>Dock door:</b>	One (1) exterior dock with edge of dock leveler and One (1) van high dock
<b>Drive-in door:</b>	Two (2) - 12'x14' and 10'x12'
<b>Bridge Cranes:</b>	Three (3): 2 w/ 3-ton capacity, 30' span, 13' hook height and 1 w/ 2-ton capacity, 32' span, 14' hook height
<b>Sprinkler:</b>	None
<b>Electrical Service:</b>	480-volt, 3-phase, heavy power (to be confirmed)
<b>Heat:</b>	Natural gas fired unit heaters
<b>Roof:</b>	Ballasted rubber membrane
<b>Parking Lot:</b>	Approximately Twenty (20) spaces
<b>Restrooms:</b>	One (1) set in office and One (1) restroom/shower in warehouse
<b>Montgomery County Parcel ID's:</b>	K46001010041

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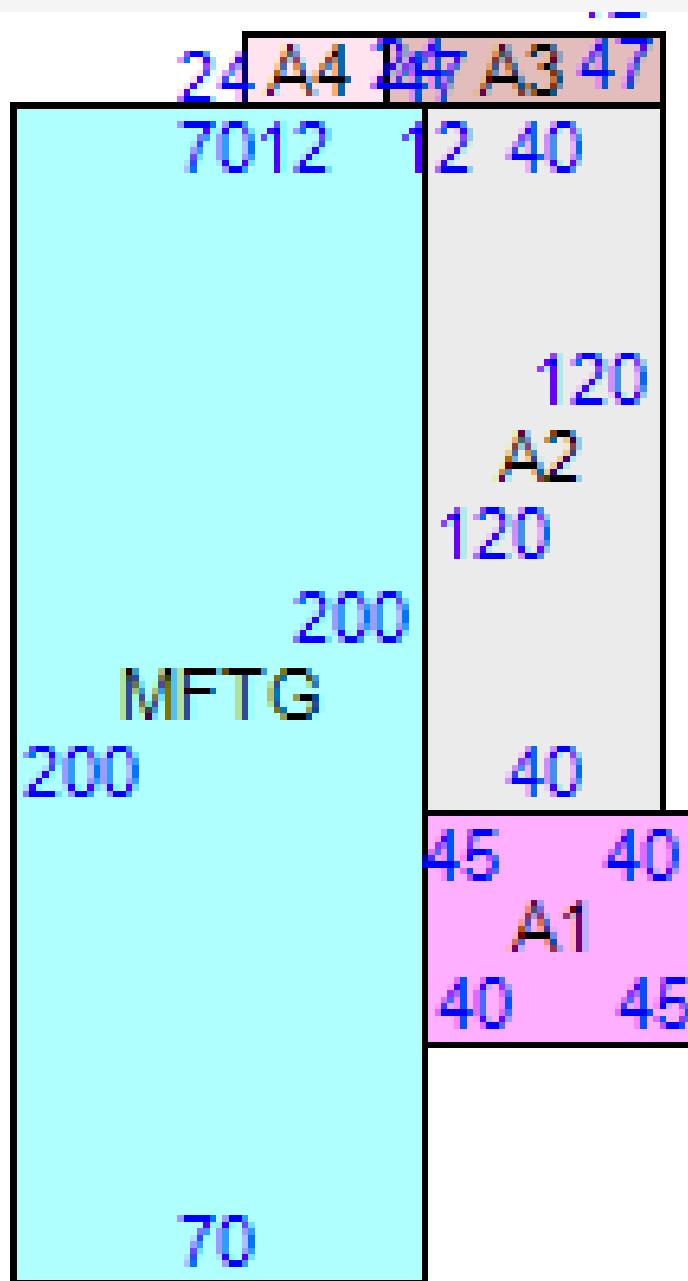
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**SqFt**  
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**PARCEL OUTLINE**



**FLOOR PLAN**

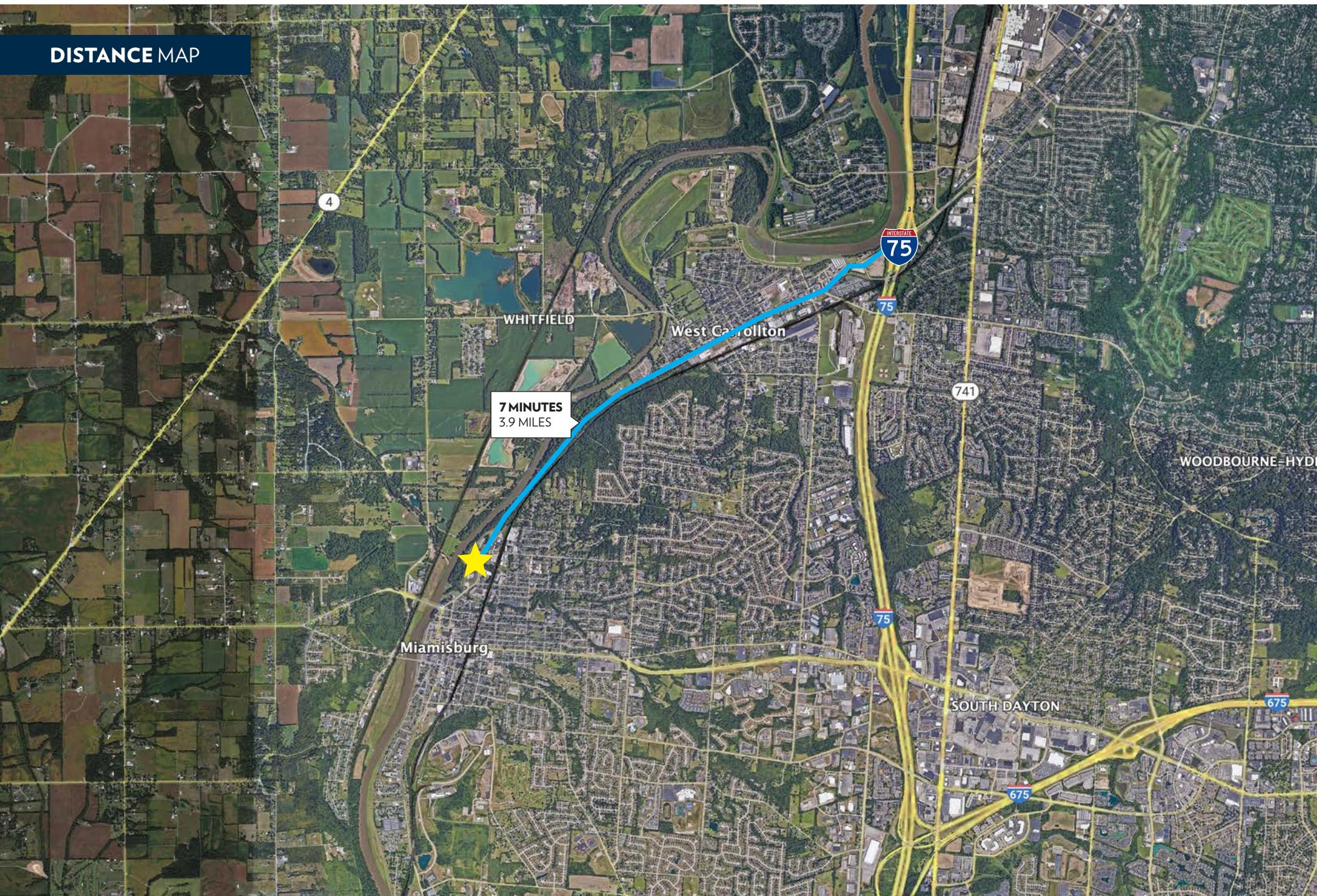


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## DISTANCE MAP



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