



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

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

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PARCEL OUTLINE



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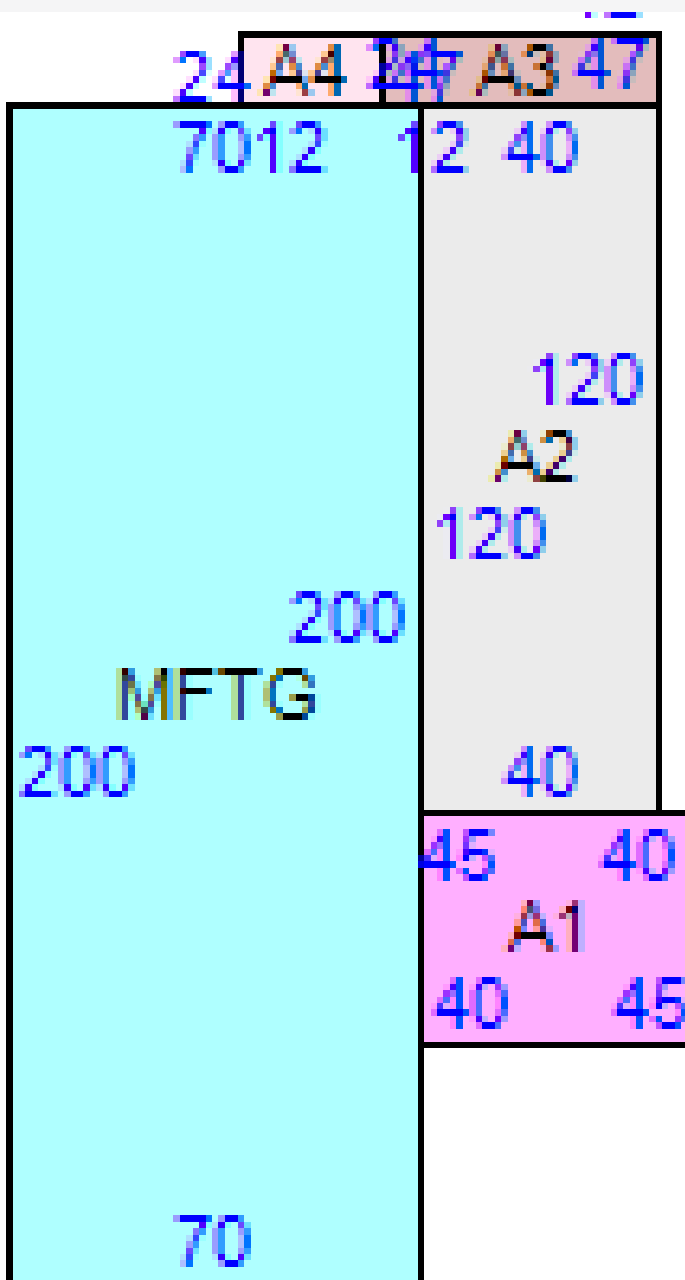
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FLOOR PLAN



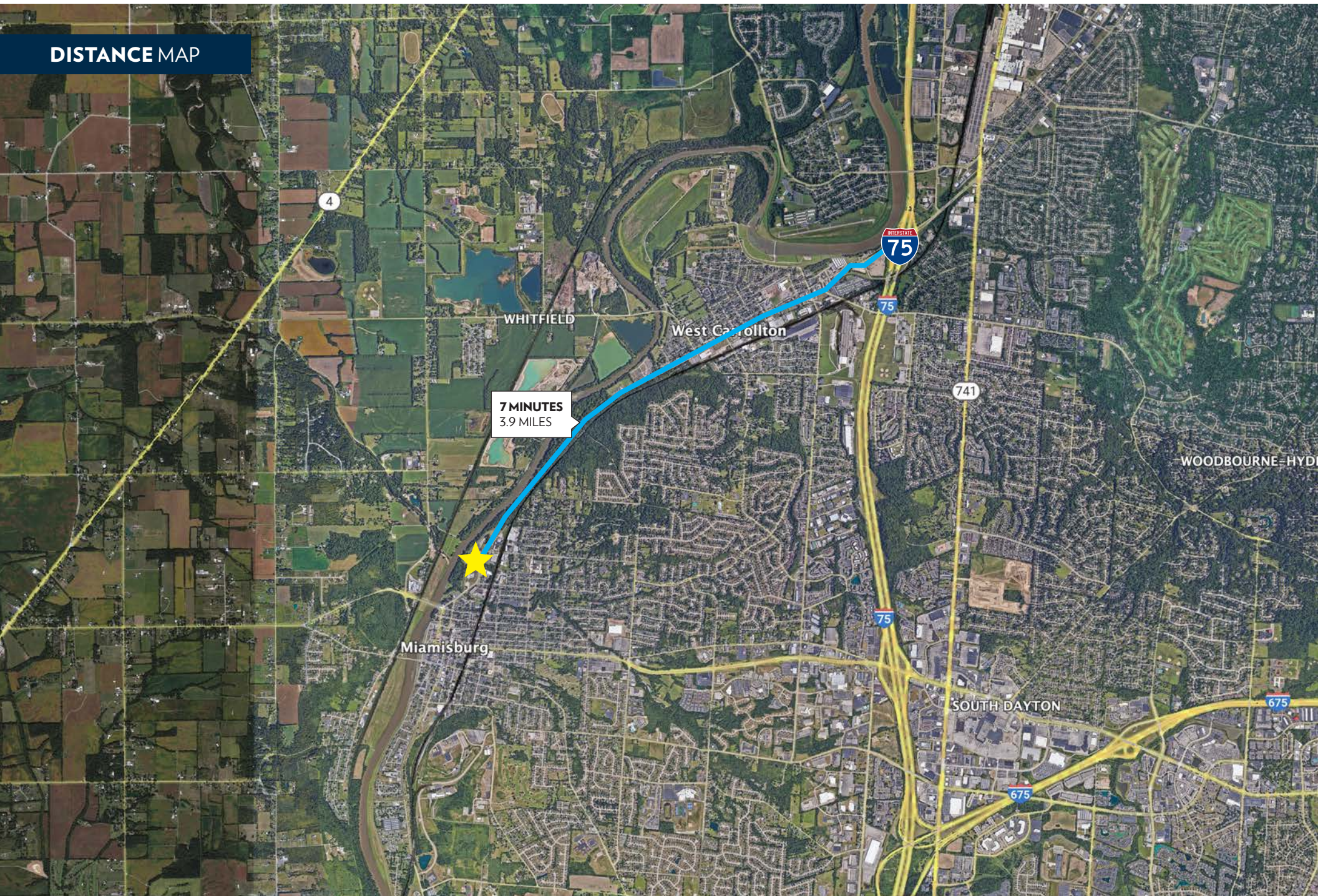
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DISTANCE MAP



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