

For More Information Contact

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Kohl Kirkland

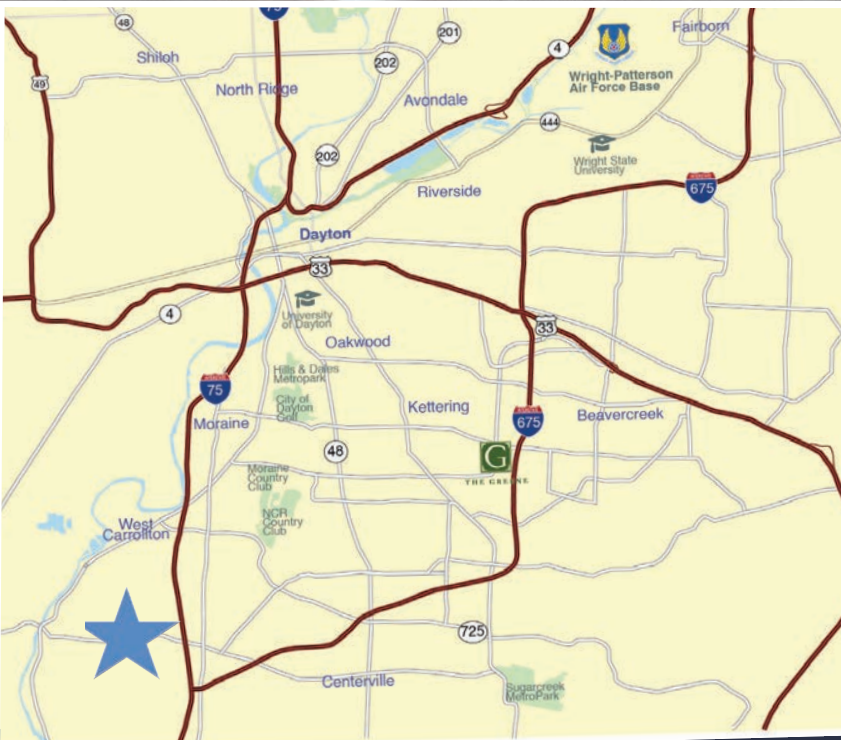
937.489.0135

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## WAREHOUSE/MANUFACTURING SPACE AVAILABLE

511 Byers Road • Miamisburg, OH 45342



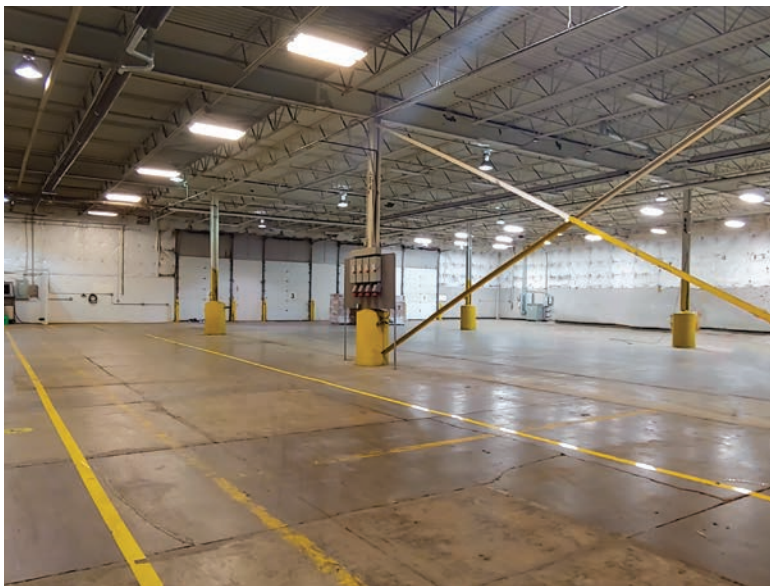
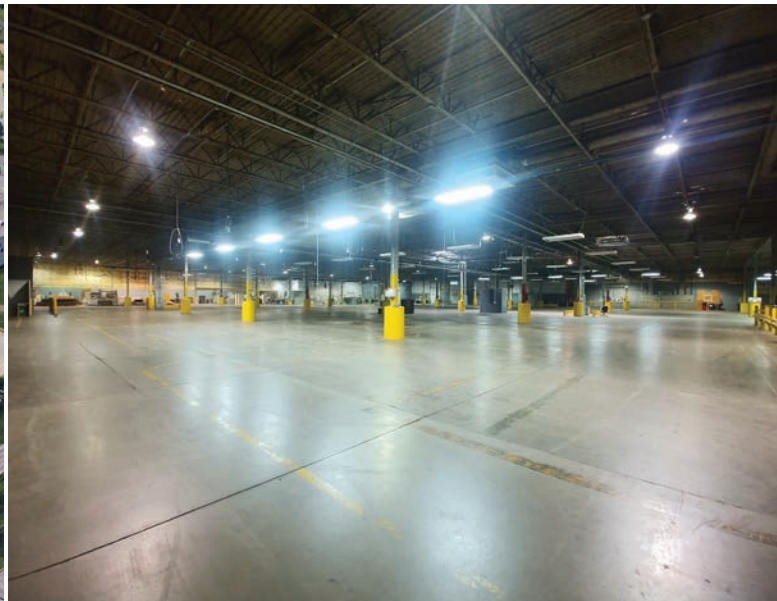
### Property Details

- 30,000-40,952 SF Available
- 4 Docks
- 1 drive-in
- New office to suit
- 18-20' clear

**Immediate access to I-75 & I-675.**  
**Many amenities nearby**

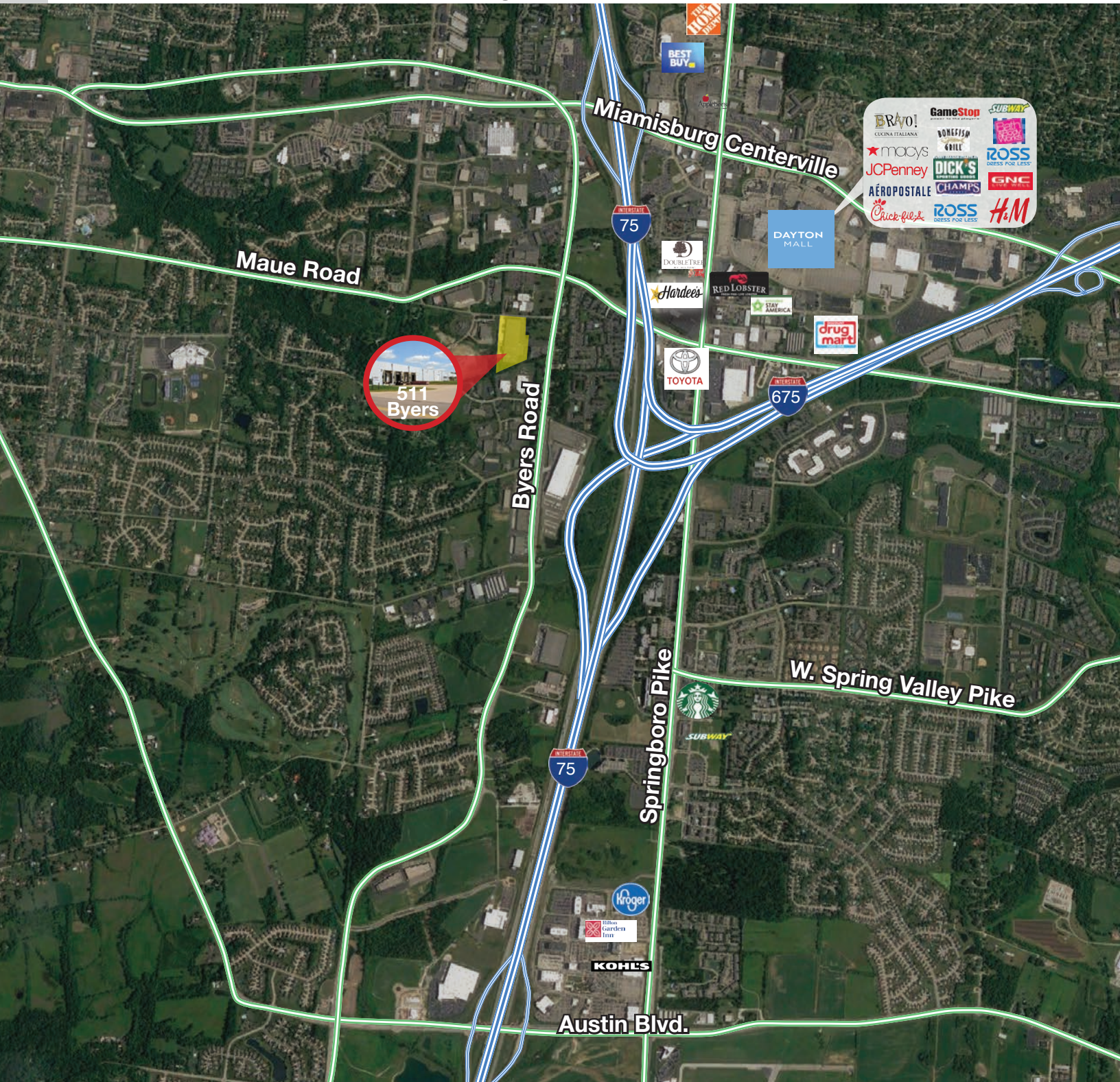
# WAREHOUSE SPACE AVAILABLE

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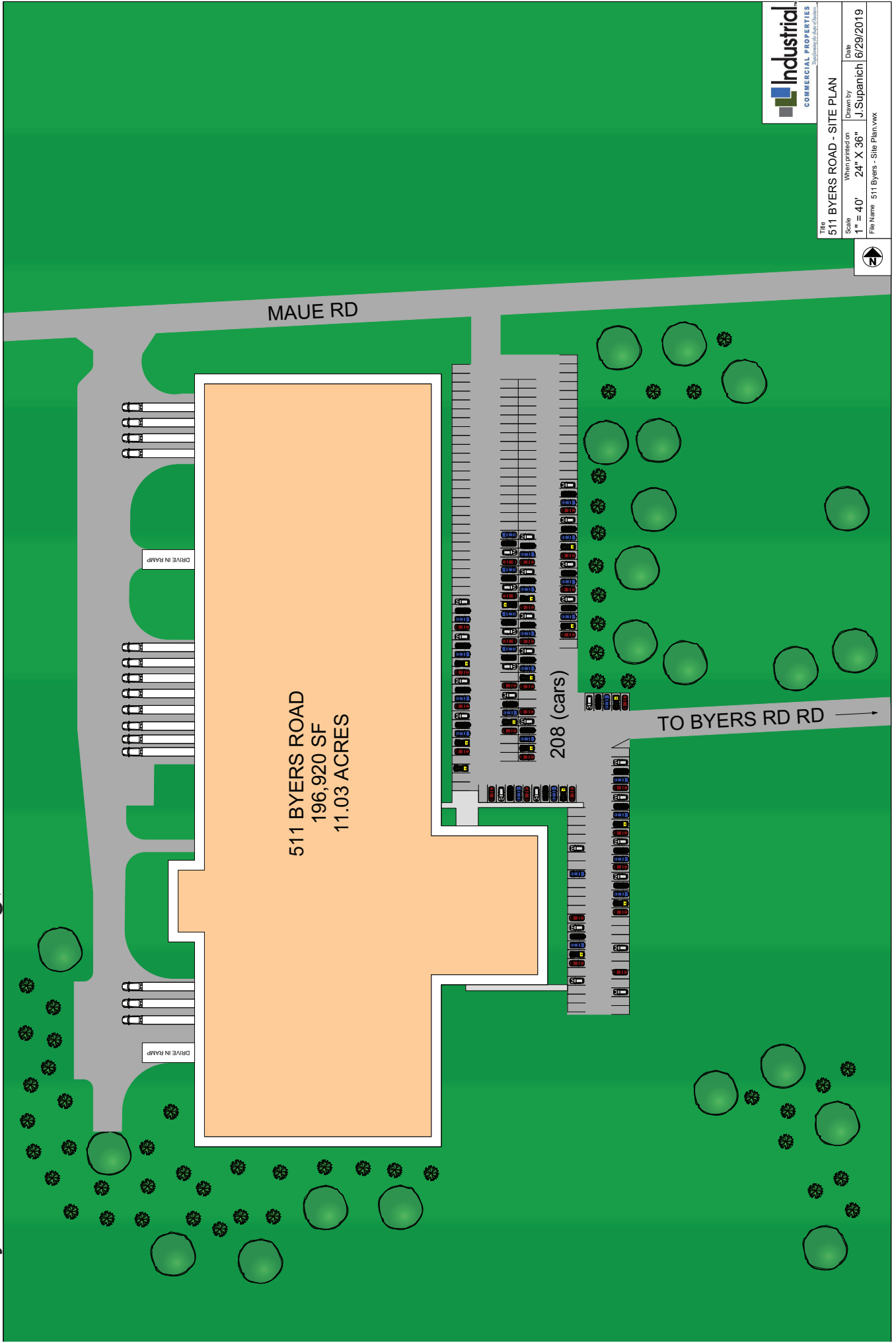
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# FOR LEASE WAREHOUSE SPACE

196,240 SF | 511 Byers Road, Miamisburg, Ohio 45342

|                           |                                       |                        |                                  |
|---------------------------|---------------------------------------|------------------------|----------------------------------|
| <b>Location:</b>          | Miamisburg, Ohio in Montgomery County | <b>Zoning:</b>         | I-1 Light Industrial             |
| <b>Building Size:</b>     | 196,240 SF                            | <b>Auto Parking:</b>   | 210+                             |
| <b>Office Size:</b>       | To Suit                               | <b>Restrooms:</b>      | 1 set existing<br>More possible. |
| <b>Warehouse Size:</b>    | 40,952 SF                             | <b>Sprinkler:</b>      | Wet System                       |
| <b>Minimum Divisible:</b> | 30,000 SF                             | <b>Heating:</b>        | Gas Forced Air/<br>Gas Radiant   |
| <b>Land:</b>              | 11 Acres                              | <b>Lighting:</b>       | LED                              |
| <b>Highway Access:</b>    | I-75/I-675 within 1 mile              | <b>Power:</b>          | 480/277V/ 3PH /                  |
| <b>Year Built:</b>        | 1986, 2002                            | <b>Electric Power:</b> | DP&L                             |
| <b>Construction:</b>      | Concrete Tilt Up                      | <b>Gas Provider:</b>   | Vectren                          |
| <b>Column Spacing</b>     | 44x50, 40x40                          | <b>Water:</b>          | Montgomery County                |
| <b>Bay Size:</b>          | 10,560 SF                             | <b>Sewer:</b>          | Montgomery County                |
| <b>Floor:</b>             | 6" Reinforced 4,000 psi               | <b>Drive-ins:</b>      | 1                                |
| <b>Clear Height:</b>      | 18'-20'6"                             | <b>Docks:</b>          | 4                                |