For More Information Contact

Dean Miller 513.383.8351 dmiller@icpllc.com Kohl Kirkland 937.489.0135 kkirkland@icpllc.com



WAREHOUSE/MANUFACTURING SPACE AVAILABLE 511 Byers Road • Miamisburg, OH 45342





Property Details

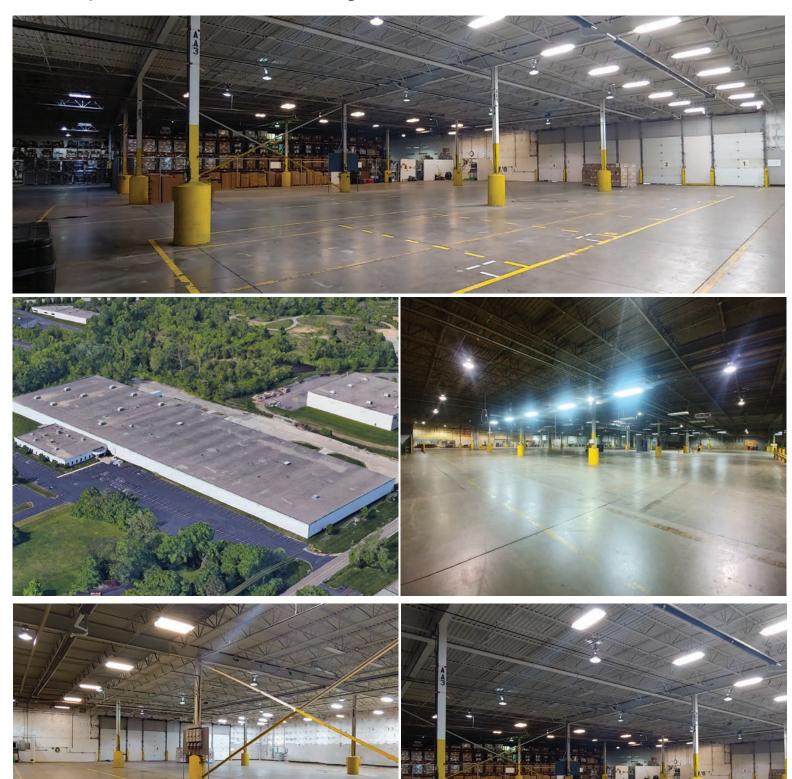
- 30,000-40,952 SF Available
- 4 Docks
- 1 drive-in
- New office to suit
- 18-20' clear

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

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

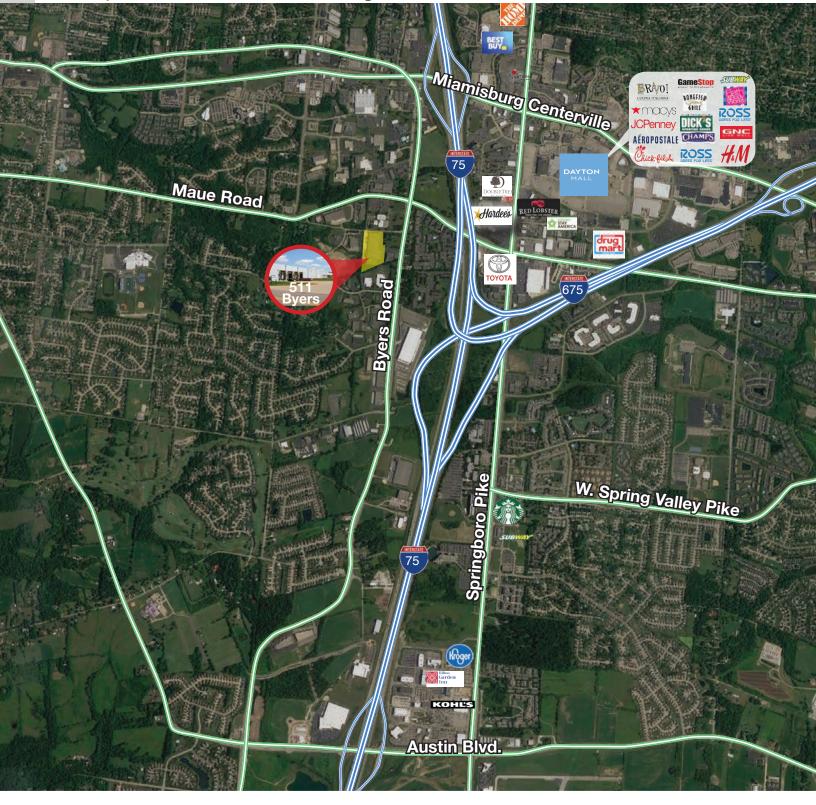
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FOR LEASE WAREHOUSE SPACE

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

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