



For Sale or Lease

4500

**Lyons
Road**

Miamisburg, OH 45342



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footage!*



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Property Highlights:

Total Building Area	42,975 SF (Fully Air Conditioned)
Office	12,600 SF (can be converted into warehouse, manufacturing, tech, or shop space)
Warehouse	30,375 SF (or more) of warehouse, production, shop, or tech space (Fully Air Conditioned)
Acerage	4.99 Acres - Building is expandable
Clear Height	18-20' (Roof Height is 21')
Construction	Tilt-up Concrete Construction
Year Built	1995
Docks	5 (Each with Electric Openers, Shelters, and Pit Levelers)
Drive-ins	2 (12'W x 14'H)
Electric	Heavy Electric - Over 2000 Amps
Sprinkler	Wet System
Zoning	I-1 - Light Industrial - City of Miamisburg
Parking	90 Auto Spots
Notes	Floor Plans Available upon request

Lease Rate: \$4.95/SF NNN
Sale Price: \$3,348,000 (\$80/SF)





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1.4 miles to I-75 via Byers Rd
& Miamisburg Centerville Rd