

FOR SALE

3728 BENNER ROAD

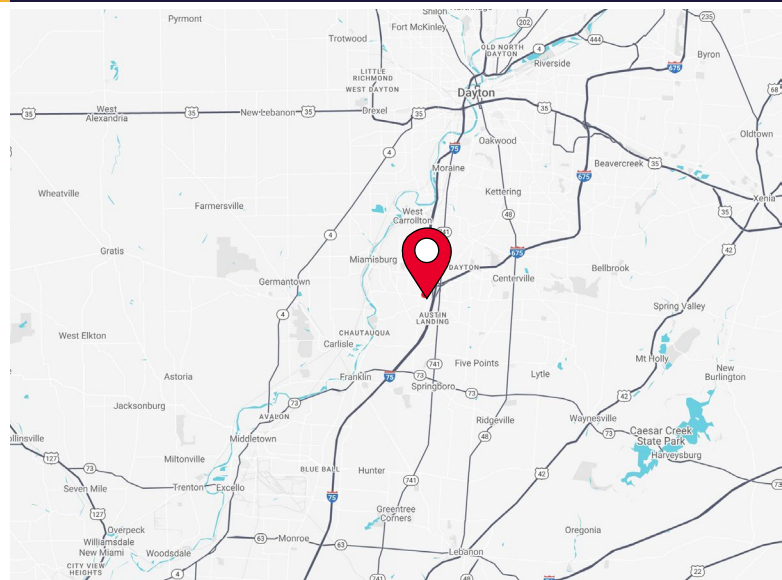
MIAMISBURG, OH 45342



24,436 SF ON 5.78 ACRES

SALE PRICE: \$2,199,240 (\$90/SF)

- 24,436 SF Total
- 12,084 SF Office (Recently Renovated)
- 12,352 SF Warehouse/Production
- 5.78 Acres
- (1) Dock Door
- (1) Drive-in Door
- 2.4 Miles to Austin Interchange & I-75



For more information, contact:

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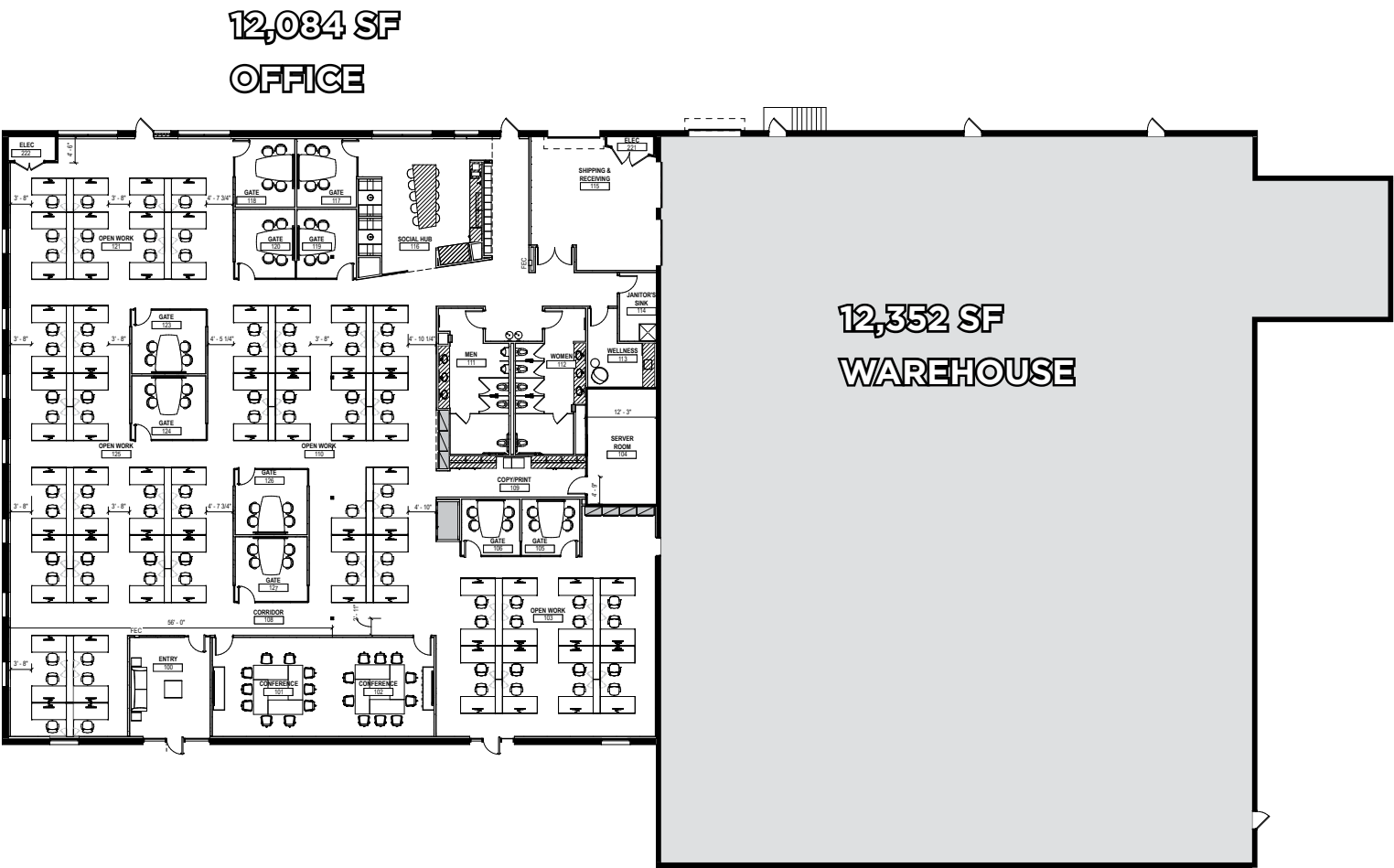
LOCATION	Miami Township	DOCKS	(1) Dock Door; 8'x8'
ACRES	5.78 Acres	DRIVE-INS	(1) Drive-in Door; 10'x10'
AVAILABLE SIZE	24,436 SF	POWER	240v; 3phase; 2000 amp (est.)
WAREHOUSE SIZE	12,352 SF	SPRINKLER	None
OFFICE SIZE	12,084 SF	UTILITIES	
YEAR BUILT	1986, Office reno in 2019	ELECTRIC	www.aes-ohio.com
ZONING	I-1	GAS	www.centerpointenergy.com
CLEAR HEIGHT	10' - 12'	WATER/SEWER	www.cityofmiamisburg.com
LIGHTING	LED	PROPERTY INFO	
HVAC	100% Fully Air Conditioned	ANNUAL TAXES	\$32,803.20 (\$1.34/SF) (Based on assessed value \$945,260.00)
CONSTRUCTION	Brick & Block	COUNTY VALUE	\$945,260.00
ROOF	Insulated Metal w/ Rubber Membrane	PARCEL ID	K45 02606 0042 K45 02606 0040 K45 02606 0067

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FLOOR PLAN



AERIAL



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INTERIOR PHOTOS



EXTERIOR PHOTOS



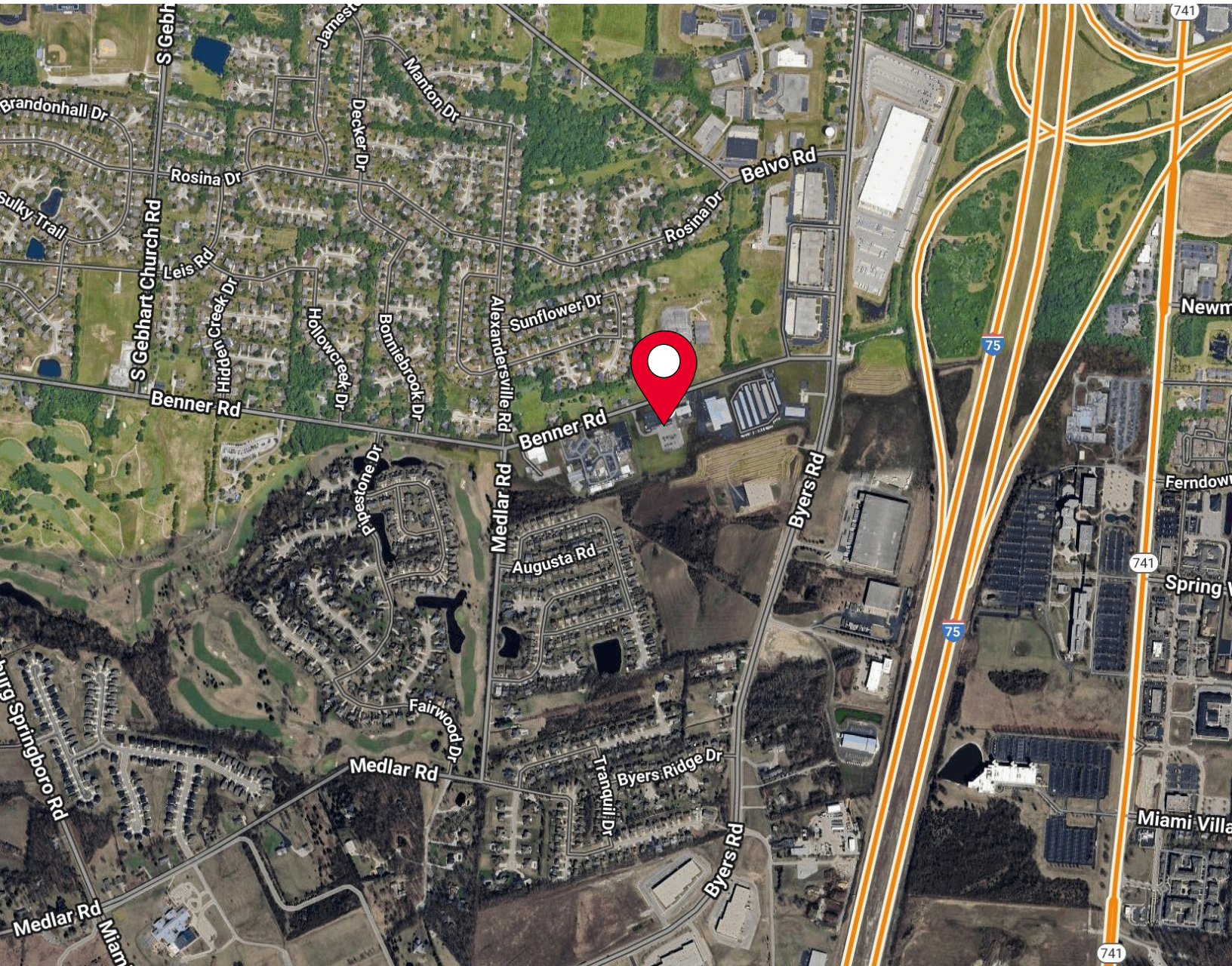
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