

**FOR SALE**

# **3728 BENNER ROAD**

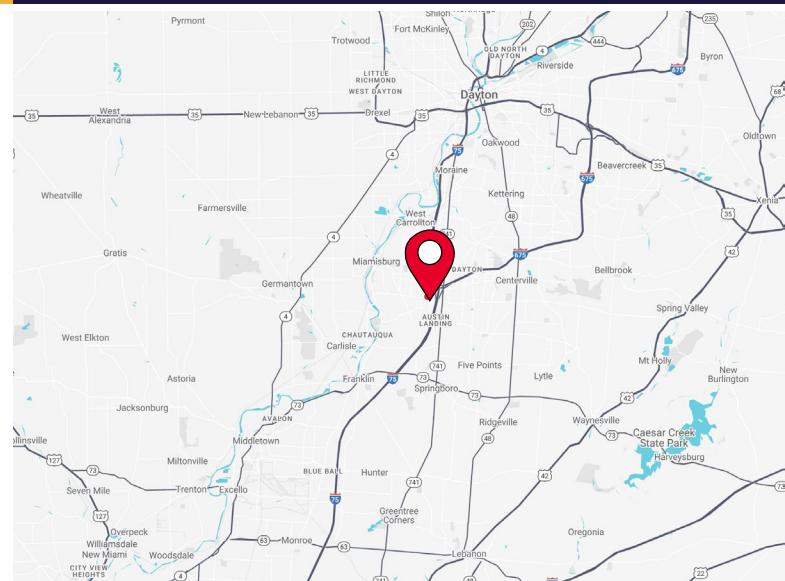
MIAMISBURG, OH 45342



**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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MIAMISBURG, OH 45342

LOCATION	Miami Township
ACRES	5.78 Acres
AVAILABLE SIZE	24,436 SF
WAREHOUSE SIZE	12,352 SF
OFFICE SIZE	12,084 SF
YEAR BUILT	1986, Office reno in 2019
ZONING	I-1
CLEAR HEIGHT	10' - 12'
LIGHTING	LED
HVAC	100% Fully Air Conditioned
CONSTRUCTION	Brick & Block
ROOF	Insulated Metal w/ Rubber Membrane

## AERIAL



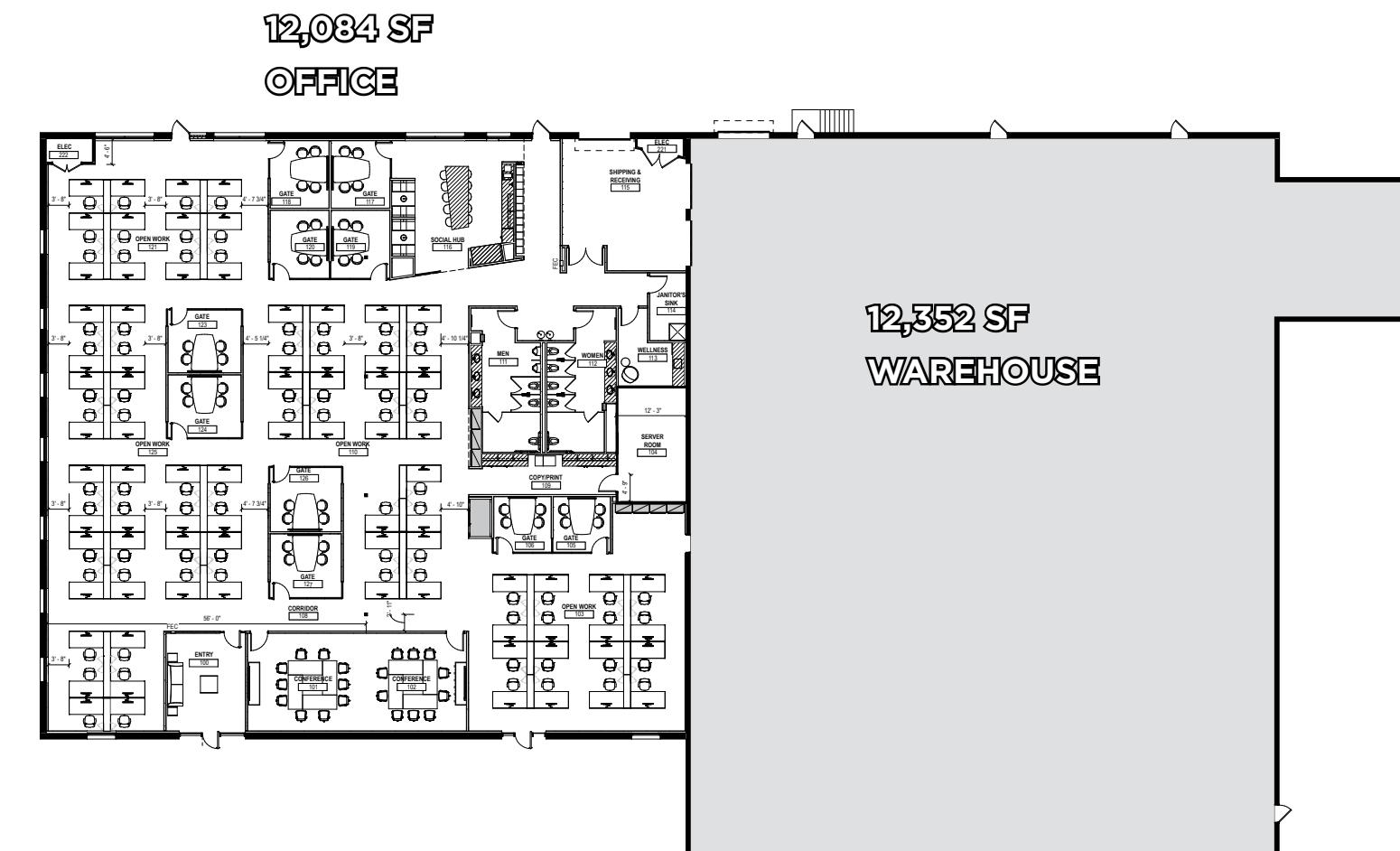
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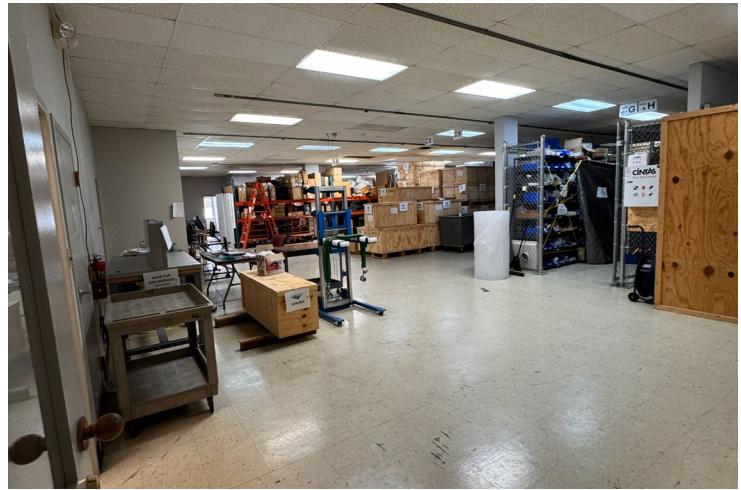
## FLOOR PLAN



FOR SALE

**3728 BENNER ROAD**  
MIAMISBURG, OH 45342

**INTERIOR PHOTOS**



FOR SALE

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**EXTERIOR PHOTOS**



 CUSHMAN & WAKEFIELD

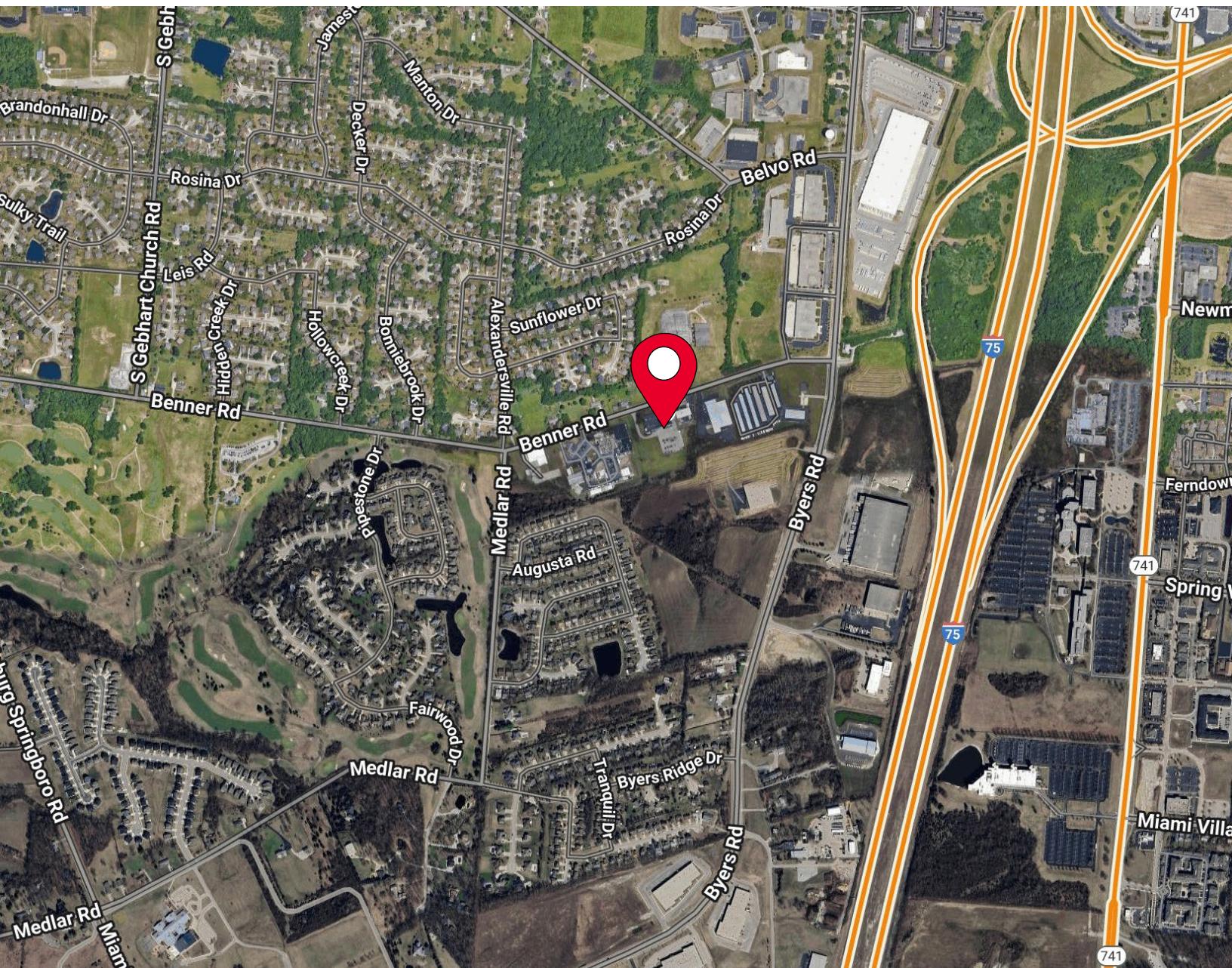
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## **AERIAL LOCATION**



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