



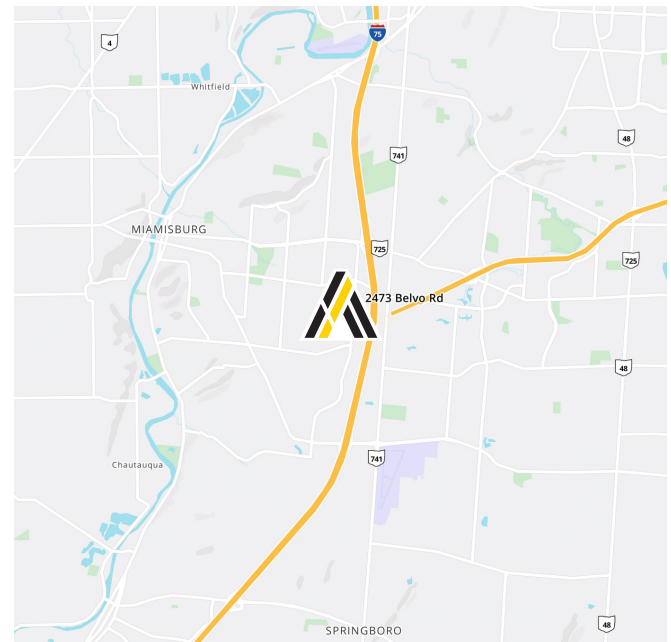
2473 Belvo Road

Miamisburg, Ohio 45342

LEASE RATE:
\$9.15 PSF NNN

Property Highlights

- **12,800± SF Industrial Facility:** Approximately 7,800± SF of warehouse space and 5,000± SF of well-appointed office space, offering an ideal balance for a variety of light industrial users.
- **Functional Layout:** Warehouse features 18' clear heights, LED lighting throughout, one 12' x 14' overhead door, and two loading docks (including one with a dock leveler) to support efficient shipping, receiving, and warehousing operations.
- **Efficient Office Layout:** Office area includes multiple private offices, huddle rooms, open office and showroom space, conference rooms, a kitchen/break room, and men's and women's restrooms, providing a professional environment for administrative and management teams.
- **Flexible Light Industrial Zoning:** Zoned I-1 Light Industrial by the City of Miamisburg, allowing a wide range of uses including warehousing and distribution, wholesale operations, contractor shops, printing, manufacturing of household goods and electronics, and other industrial users.
- **Strategic Miamisburg Location:** Conveniently located within Miamisburg's established industrial corridor with excellent access to Interstate 75, providing efficient connectivity throughout the Dayton region and the Midwest.



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Building Specifications

Location:	2473 Belvo Road Miamisburg, Ohio 45342	OH Door:	1 (12' x 14')
Total SF:	12,800± SF	Docks:	2 (1 with leveler)
Office SF:	5,000± SF	Power:	400 Amps, 208v, 3 Phase
Warehouse SF:	7,800± SF	Ceiling Height:	18'
HVAC:	OH Gas Unit Heater in Warehouse	City:	Miamisburg
Zoning:	I-1 Light Industrial	County:	Montgomery

Aerial

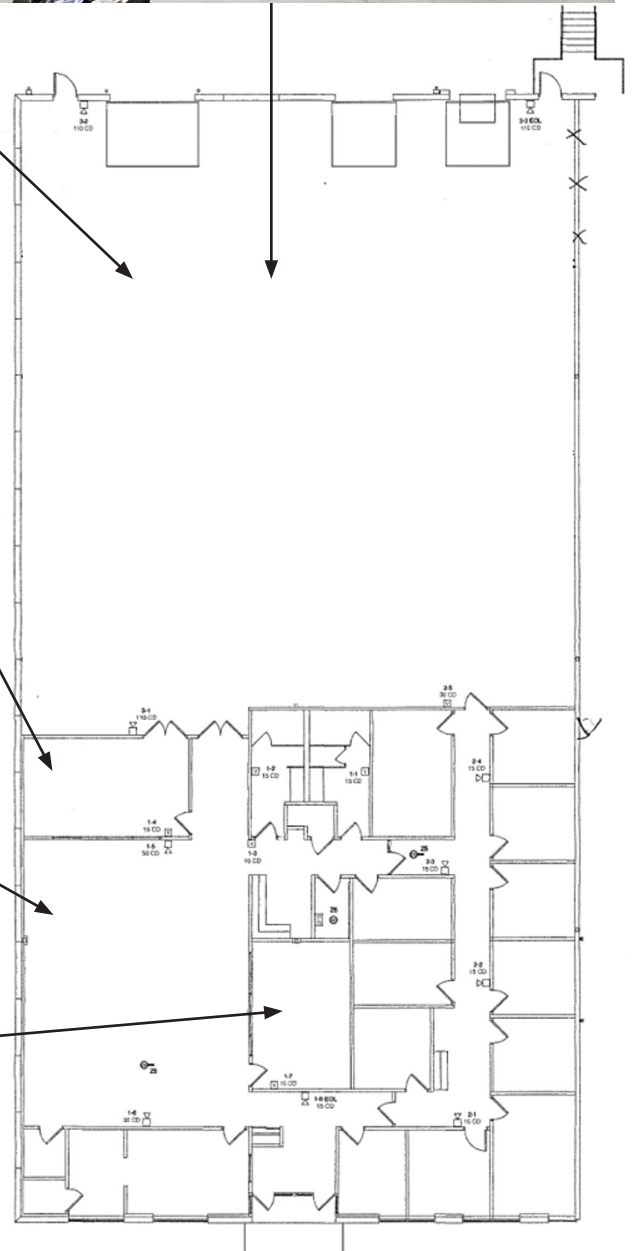
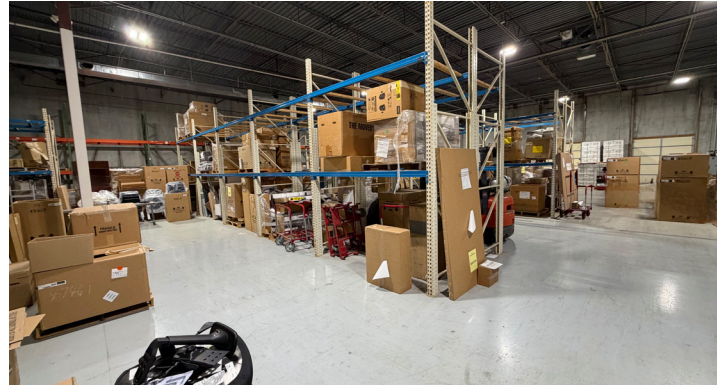
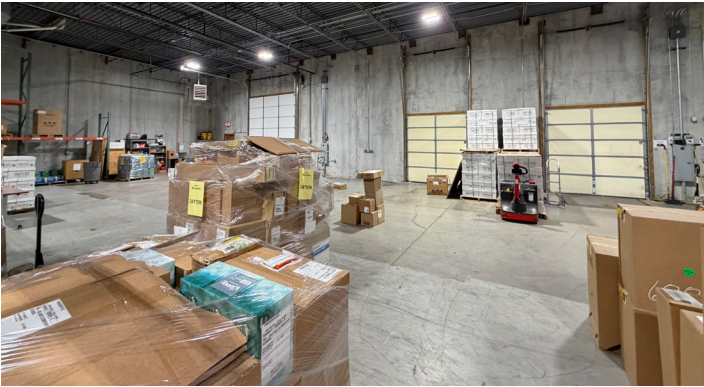


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Floor Plan



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