

# MARK FORNES REALTY

## 521 BYERS ROAD, MIAMISBURG

**For Sale**  
**\$1,999,000**  
**or Lease**

**71% occupied**  
**7.4% cap rate at**  
**current occupancy**



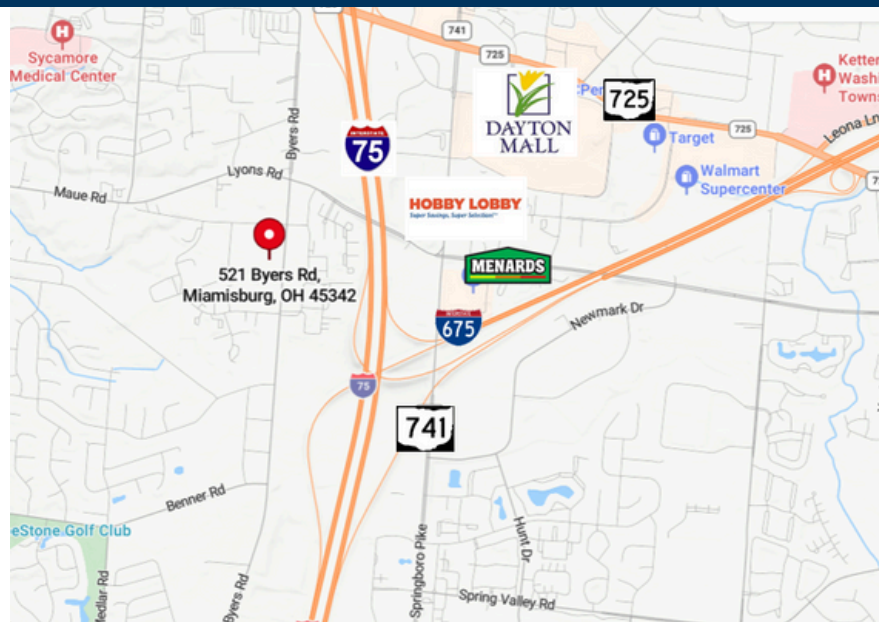
## PROPERTY FEATURES

- +/- 31,200 sf flex space
- Two-story concrete tilt-up building
- Located in Miamisburg
- Easy access to I-75/I-675
- Built in 1987
- Flex/office/warehouse
- Multi-tenant facility
- For sale or lease
- 50% office/50% warehouse
- Sits on 3.6 acres with Byers Road Frontage
- Ceiling height 14' (not sprinkled)
- Three-phase power
- Vacancies include 2,239 sf warehouse; 1,200 sf storage and 5,600 sf office

## MARK FORNES REALTY, INC

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# 521 BYERS ROAD, MIAMISBURG



## PROPERTY INFORMATION

- County: Montgomery
- Size: +/- 31,200
- Parcel No.: K46 01409 0001
- Construction: Concrete tilt-up
- Municipality: Miamisburg
- Built: 1987
- Stories: 2
- Zoning: I-Manufacturing/  
Light Industrial
- Parking: Ample

## Contact

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