



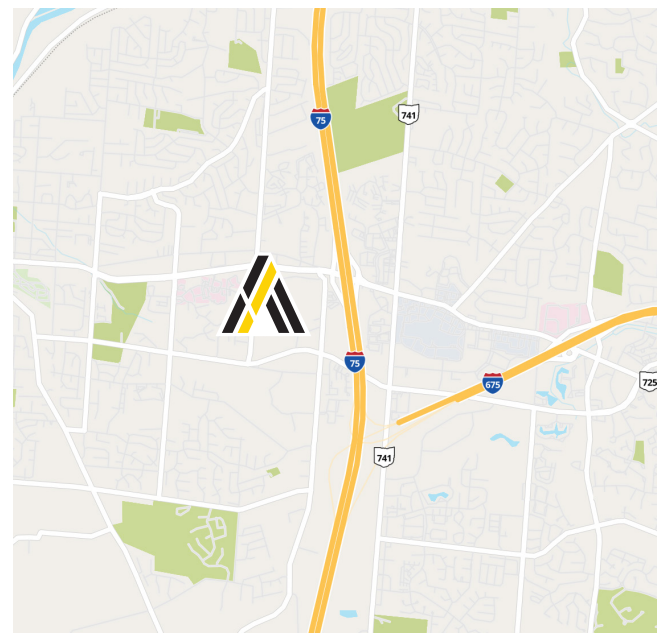
## 422 Alexandersville Road

Miamisburg, Ohio 45342

LEASE RATE:  
\$9.95 PSF NNN

### Property Highlights

- **7,200± SF Total Available:** Featuring a functional mix of 3,584± SF office and 3,616± SF warehouse space.
- **Flexible Office Layout:** Office space includes a mix of private offices, open work area, a reception area, a break room and restrooms.
- **Versatile Warehouse Space:** Includes 19' clear height and one (1) 12' x 14' drive-in door for easy loading and operations.
- **Climate-Controlled Capability:** Warehouse area features partial air conditioning, well-suited for sensitive materials or equipment.
- **Prime Access Location:** Conveniently located with easy access to I-75 and I-675 for efficient connectivity throughout the region.



**Steve Peters, SIOR**

Principal

937.222.7884

Steve.Peters@ApexCommercialGroup.com



**Matt Tunnacliffe**

Commercial Sales & Leasing

513.200.8270

Matt.Tunnacliffe@ApexCommercialGroup.com

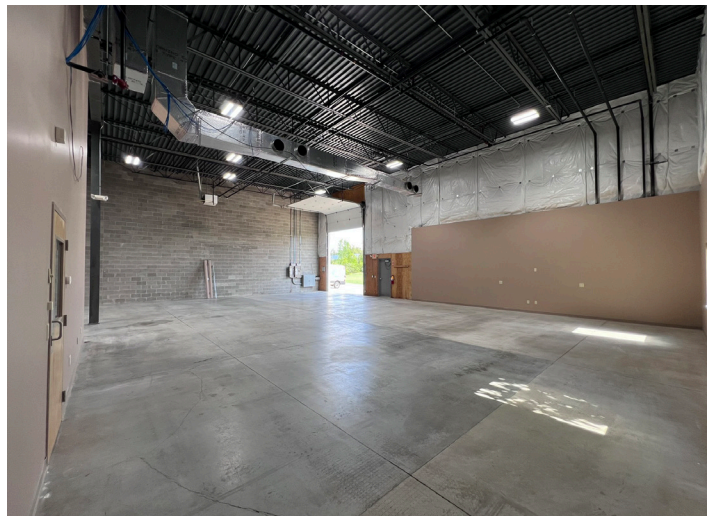
ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

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## Photos

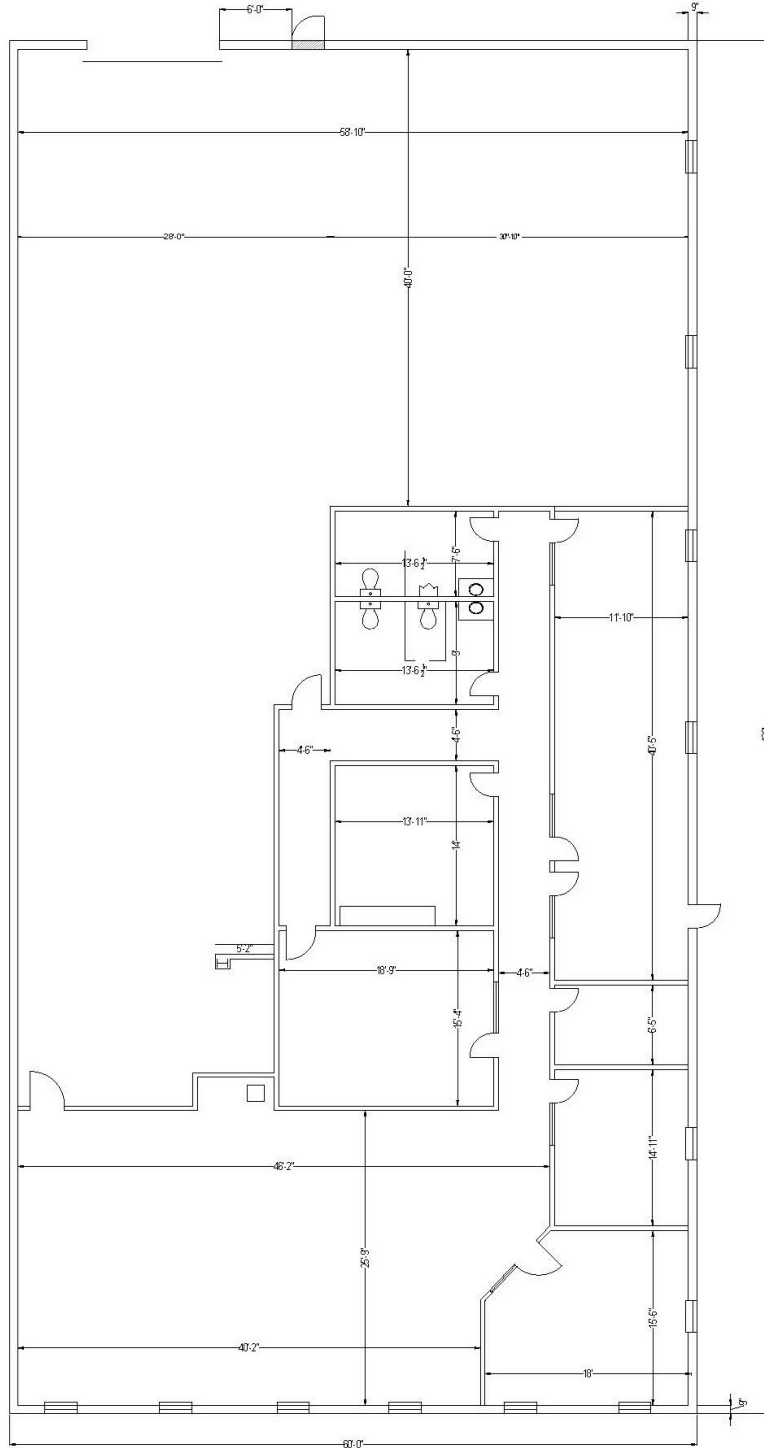


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## Floor Plan

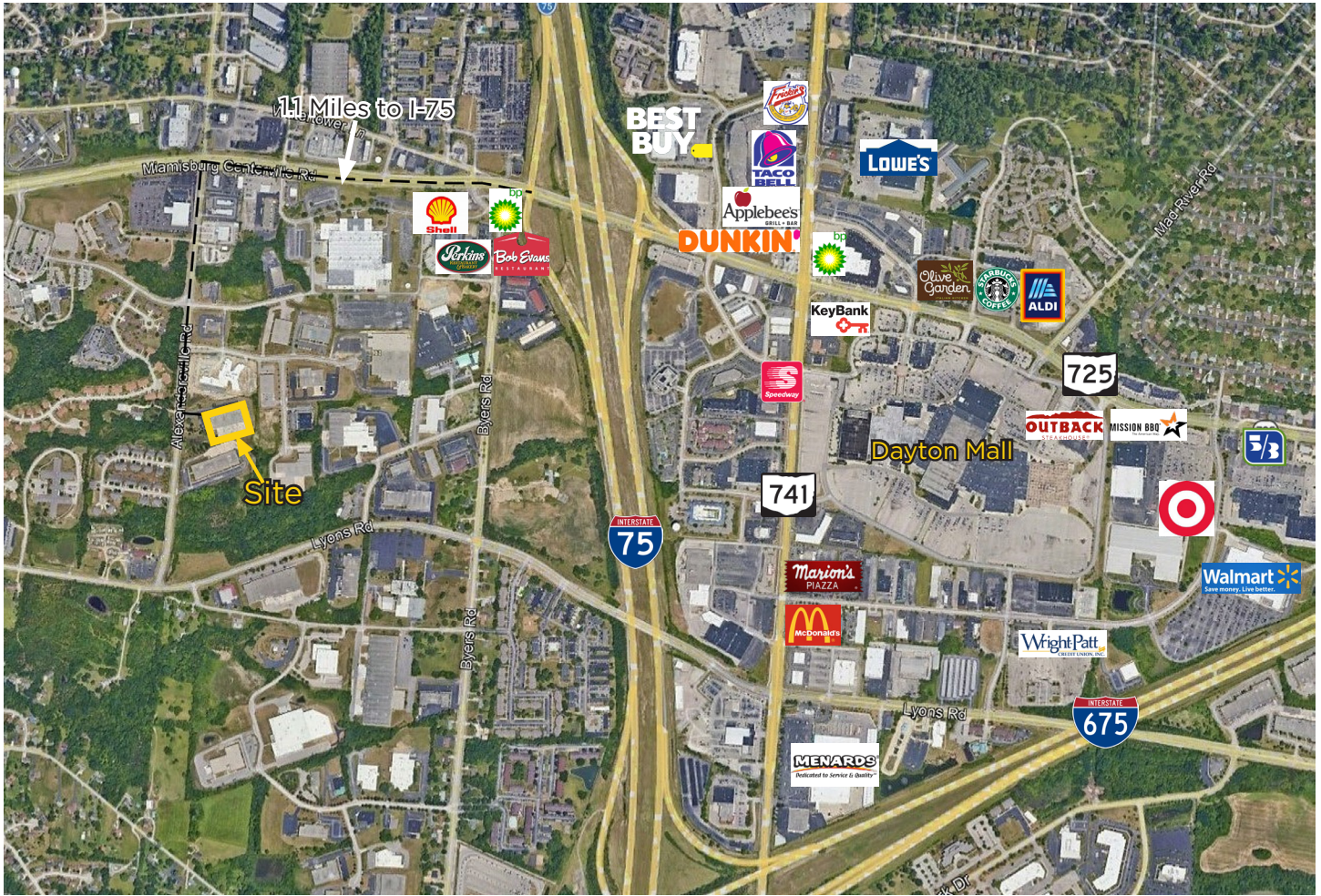


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## Aerial



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