



**901 N MAIN ST.**  
MIAMISBURG, OH 45342

AVAILABLE FOR SALE OR LEASE

**Rod MacEachen**  
(513) 675-5764  
Rod@SqFtCommercial.com

**Roddy MacEachen, SIOR**  
(513) 739-3985  
Roddy@SqFtCommercial.com

**Jared Wagoner, SIOR**  
(812) 890-1768  
Jared@SqFtCommercial.com

**Amy Castaneda**  
(503) 310-9768  
Amy@SqFtCommercial.com

**Sarah Kern**  
(513) 426-4864  
Sarah@SqFtCommercial.com

© 2026 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

# 901 N MAIN ST.

MIAMISBURG, OH 45342

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
SQFTCOMMERCIAL.COM



## PROPERTY HIGHLIGHTS

 **20,477 SqFt**

- Former Manufacturing Facility located in City of Miamisburg minutes to I-75 and I-675
- Two (2) docks and Two (2) drive-in doors
- Three (3) bridge cranes ranging for 2–3-ton capacities, 30'+ spans, and 13'+ hook height
- Fenced in storage area in area of property
- Lease Rate: \$4.95/SqFt NNN
- Sale Price: \$995,000 (\$49/SqFt)
- Available for immediate occupancy

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

<b>Total SqFt:</b>	21,200
<b>Warehouse SqFt:</b>	19,615
<b>Office SqFt:</b>	1,585
<b>Acreage:</b>	1.47 acres
<b>Clear Height:</b>	16'-20'
<b>Year Built:</b>	1987
<b>Type Construction:</b>	Concrete and steel
<b>Lighting:</b>	Fluorescent and LED's
<b>Column Spacing:</b>	Varies; 20'x30' front area and up to 35'-45' wide
<b>Dock door:</b>	One (1) exterior dock with edge of dock leveler and One (1) van high dock
<b>Drive-in door:</b>	Two (2) - 12'x14' and 10'x12'
<b>Bridge Cranes:</b>	Three (3): 2 w/ 3-ton capacity, 30' span, 13' hook height and 1 w/ 2-ton capacity, 32' span, 14' hook height
<b>Sprinkler:</b>	None
<b>Electrical Service:</b>	480-volt, 3-phase, heavy power (to be confirmed)
<b>Heat:</b>	Natural gas fired unit heaters
<b>Roof:</b>	Ballasted rubber membrane
<b>Parking Lot:</b>	Approximately Twenty (20) spaces
<b>Restrooms:</b>	One (1) set in office and One (1) restroom/shower in warehouse
<b>Montgomery County Parcel ID's:</b>	K46001010041

**901 N MAIN ST.**  
MIAMISBURG, OH 45342

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



**PARCEL OUTLINE**



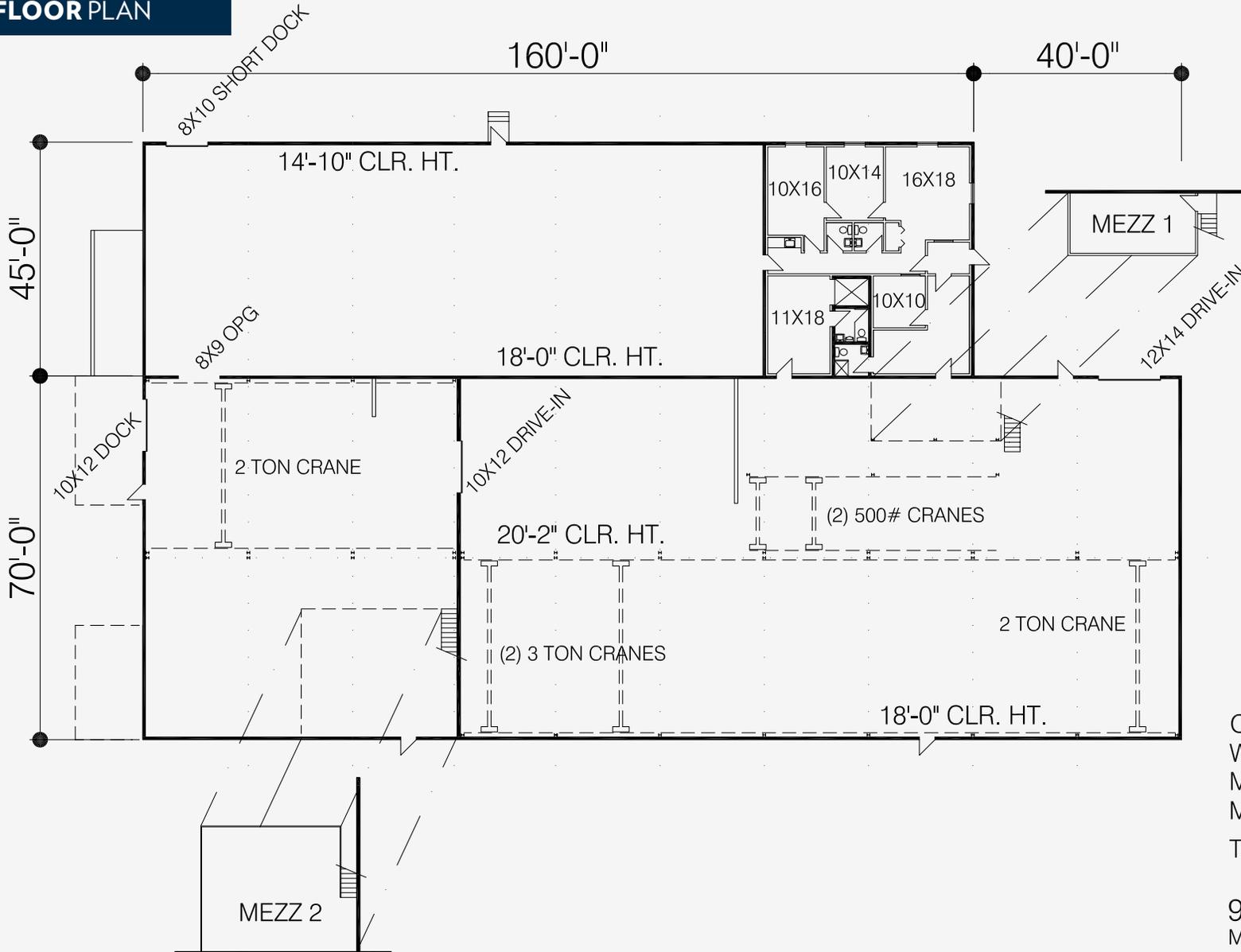
# 901 N MAIN ST.

MIAMISBURG, OH 45342

INFO@SQFTCOMMERCIAL.COM  
 (513) 843-1600  
 SQFTCOMMERCIAL.COM



## FLOOR PLAN



OFFICE	1,585 SF
WAREHOUSE	19,615 SF
MEZZ 1	300 SF
MEZZ 2	660 SF
<b>TOTAL</b>	<b>22,160 SF</b>

901 N. MAIN ST,  
 MIAMISBURG, OH 45342



DRAWING ISSUED FOR MARKETING  
 PURPOSES ONLY. ALL CALCULATIONS ARE APPROXIMATE.

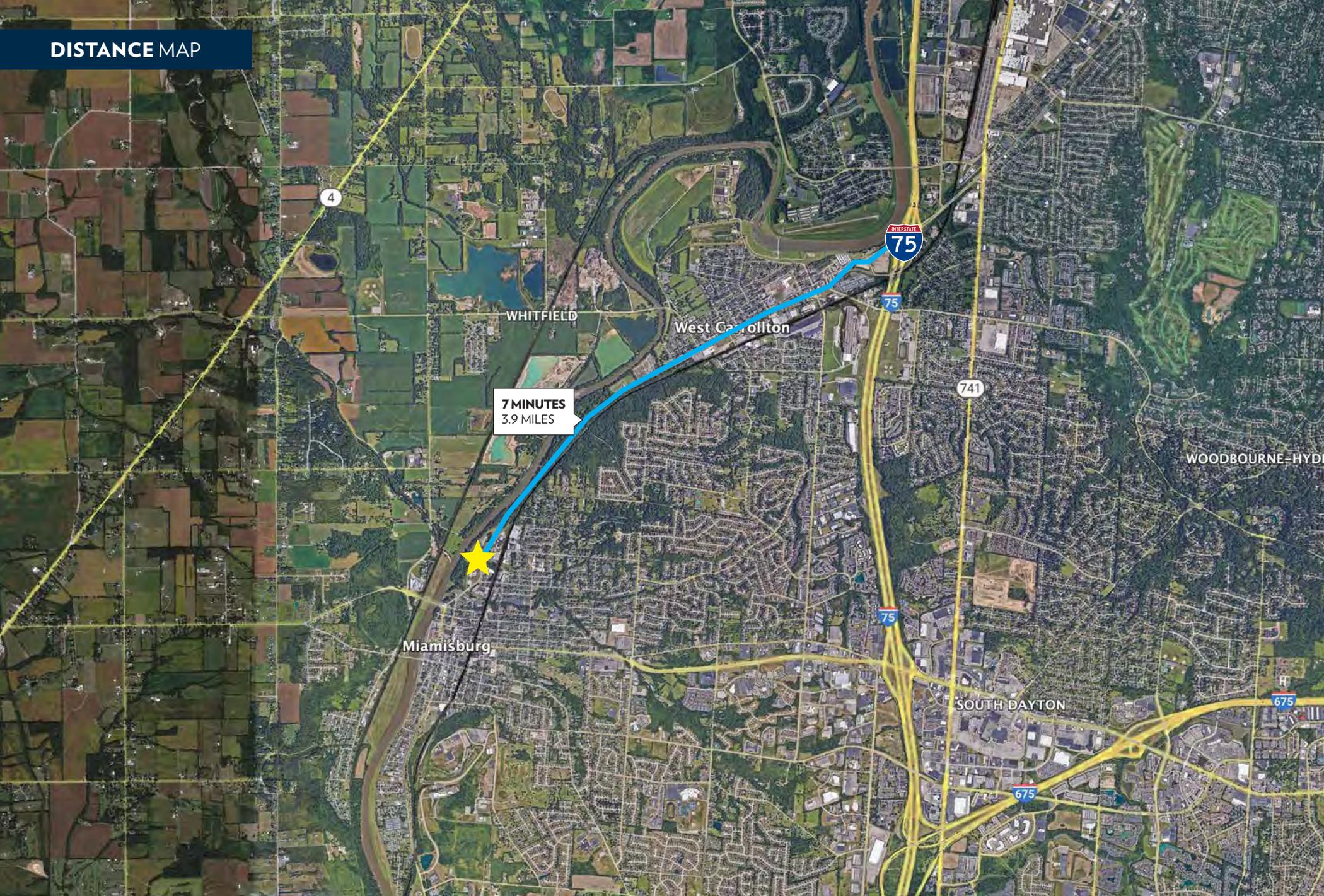
# 901 N MAIN ST.

MIAMISBURG, OH 45342

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
SQFTCOMMERCIAL.COM



## DISTANCE MAP



7 MINUTES  
3.9 MILES

4

INTERSTATE  
75

75

741

75

675

675

WHITFIELD

West Carrollton

Miamiisburg

SOUTH DAYTON

WOODBOURNE-HYDE PARK

**901 N MAIN ST.**  
MIAMISBURG, OH 45342

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
[SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



**901 N MAIN ST.**  
MIAMISBURG, OH 45342

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
SQFTCOMMERCIAL.COM

