



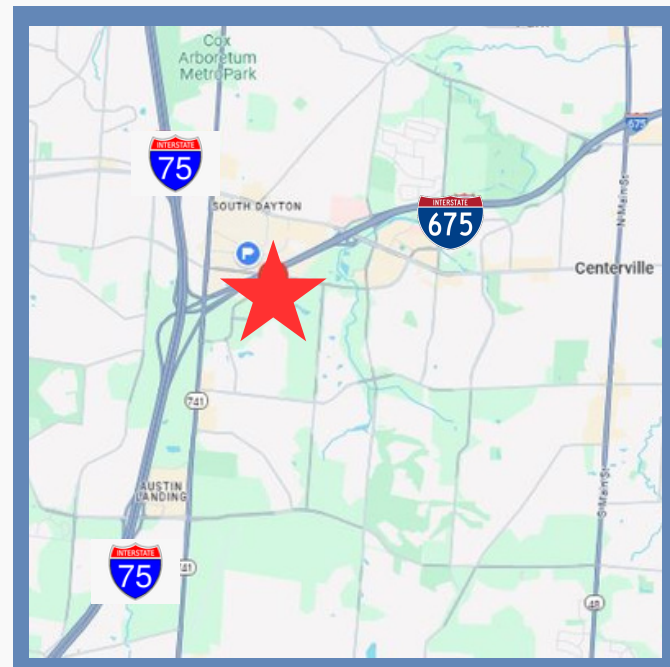
8545 & 8555 Gander Creek Dr.
Miamisburg, OH 45342

FOR LEASE

Warehouse / Flex



Gander Creek Industrial Park



Tony Taylor

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6601 Centerville Business Parkway, Suite 150
Centerville, OH 45459

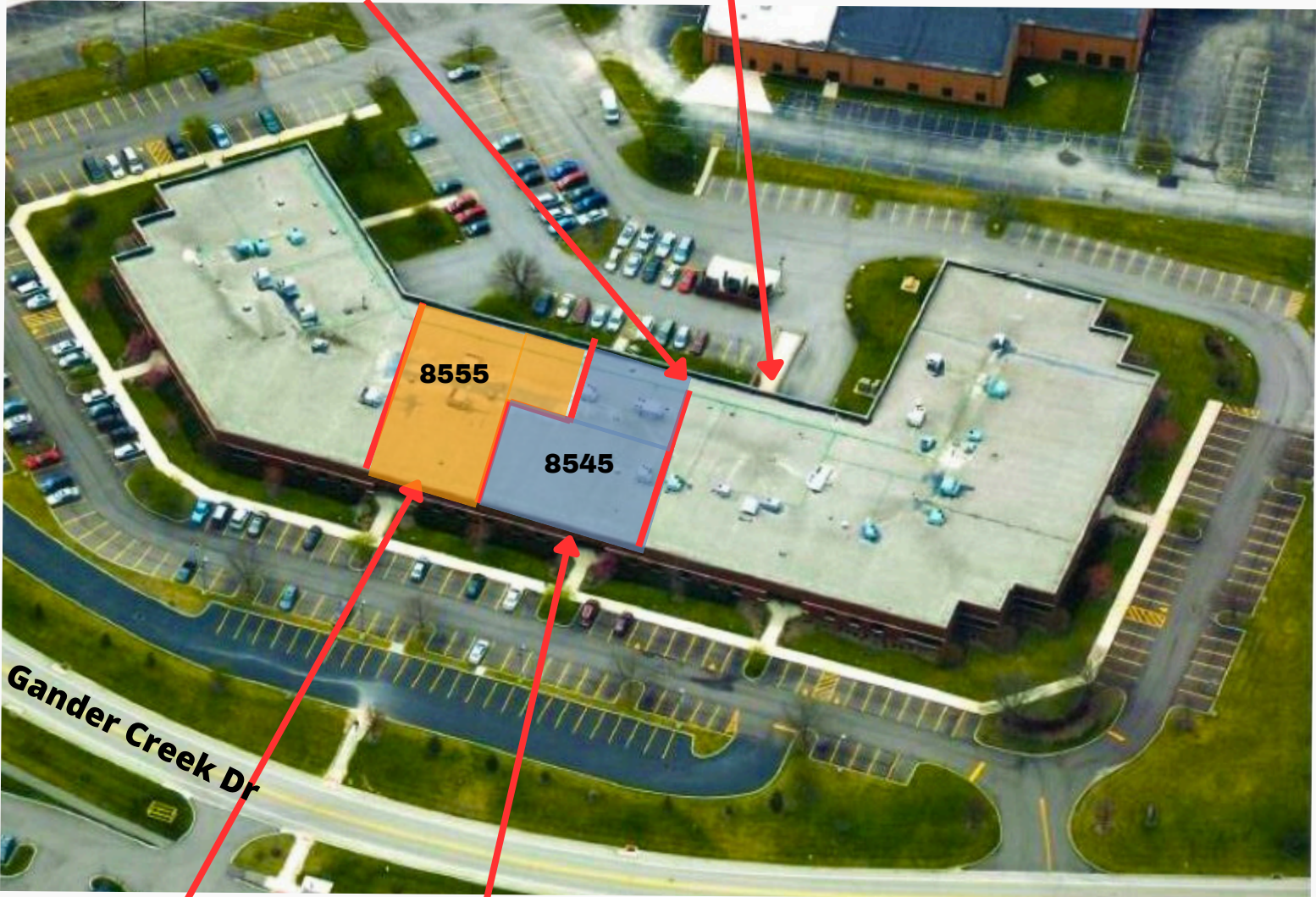
Gander Creek Industrial Park
Miamisburg, OH 45342

Warehouse / Flex



Access to Dock and Overhead Door

Dock



7,343 SF

8,477 SF

Up to 15,800 SF
contiguous space!

Property Highlights

- Well-situated Industrial Park just off Lyons Rd w/proximity to I-75.
- Ample parking and easy access.
- 14' clear ceiling height.
- Access to dock and overhead door.
- Space may be divided.
- Negotiable tenant allowance.
- **NO CITY TAX!**

Gander Creek Industrial Park

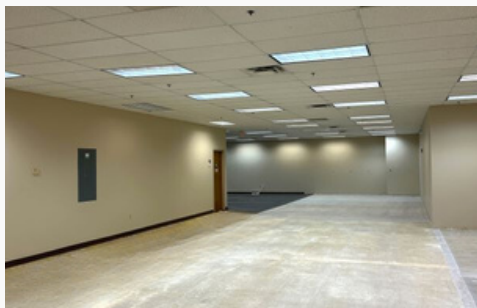
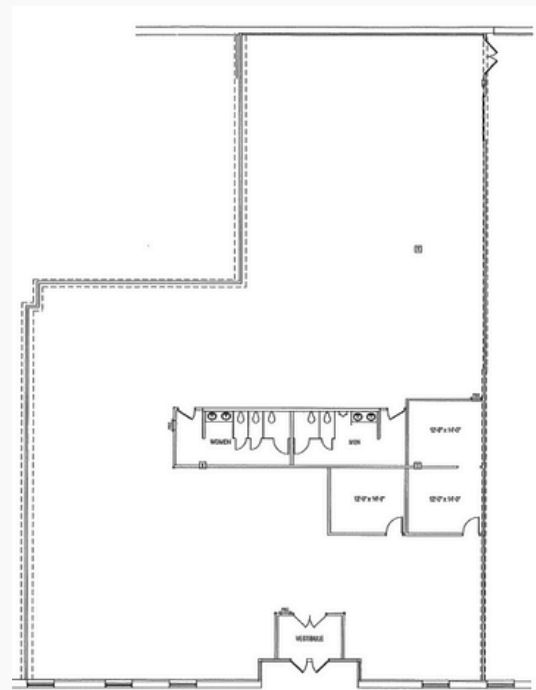
8545 Gander Creek Dr
Miamisburg, OH 45342

8,477 SF



Warehouse / Flex

- 8545 Gander Creek is 7,343 SF.
- Secure entrance vestibule.
- Large open space with high ceilings.
- Two (2) private restrooms.
- Ample parking and easy access.
- Access to dock and overhead doors.
- 14' clear height.
- Space may be divided.
- Negotiable tenant allowance.
- Lease Rate: \$12/SF, FS
- Tenant responsible for interior maintenance.



Gander Creek Industrial Park

8555 Gander Creek Dr
Miamisburg, OH 45342

7,343 SF



Warehouse / Flex

- 8555 Gander Creek is 7,343 SF.
- Contiguous up to 15,800 SF.
- Secure entrance vestibule.
- Large open space with high ceilings.
- Ample parking and easy access.
- 14' clear height
- Space may be divided.
- Negotiable tenant allowance.
- Lease Rate: \$12/SF, FS
- Tenant responsible for interior maintenance.

