

**Miller
Valentine**

GEM

**REAL ESTATE
GROUP**

95 Mosier Parkway
Brookville, OH 45309



INDUSTRIAL SPACE FOR SALE OR LEASE

- 10,000 SF clear span Warehouse/Manufacturing building
- 2,400 SF of Office Space
- Large 2.6 Acre lot allowing for expansion or storage for equipment and tractor trailers
- Located within Brookville's most prominent Industrial Park with easy access to I-70
- 400 amps single phase power
- 18' clear height

For more information contact:

Miller-Valentine

GEM REAL ESTATE GROUP
137 North Main Street, Ste. 900
Dayton, OH 45402

Steve Peters, SIOR

937.297.3243
Steve.Peters@mvg.com
www.mvgem.com

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Information should be deemed reliable but not guaranteed, all representations are approximate, and individual verification is recommended.

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95 Mosier Parkway Brookville, OH 45309

Address:	95 Mosier Parkway Brookville, OH 45309
Property Type:	Warehouse / Manufacturing
Floors:	One Story Building
Total Building Area:	+/- 10,000 SF
Office Space:	+/- 2,400 SF
Parcel Size:	2.602 Acres
Zoning:	Industrial
Street Frontage:	Mosier Parkway
Highway Access:	Interstate 70
Year Built:	1996
HVAC:	Forced Air
Dock High Door(s):	One
Grade Level Door(s):	One
Power:	400 amps, single- phase
Ceiling Height:	18'
Lease Rate:	\$3.25/SF; NNN
Sale Price:	\$395,000



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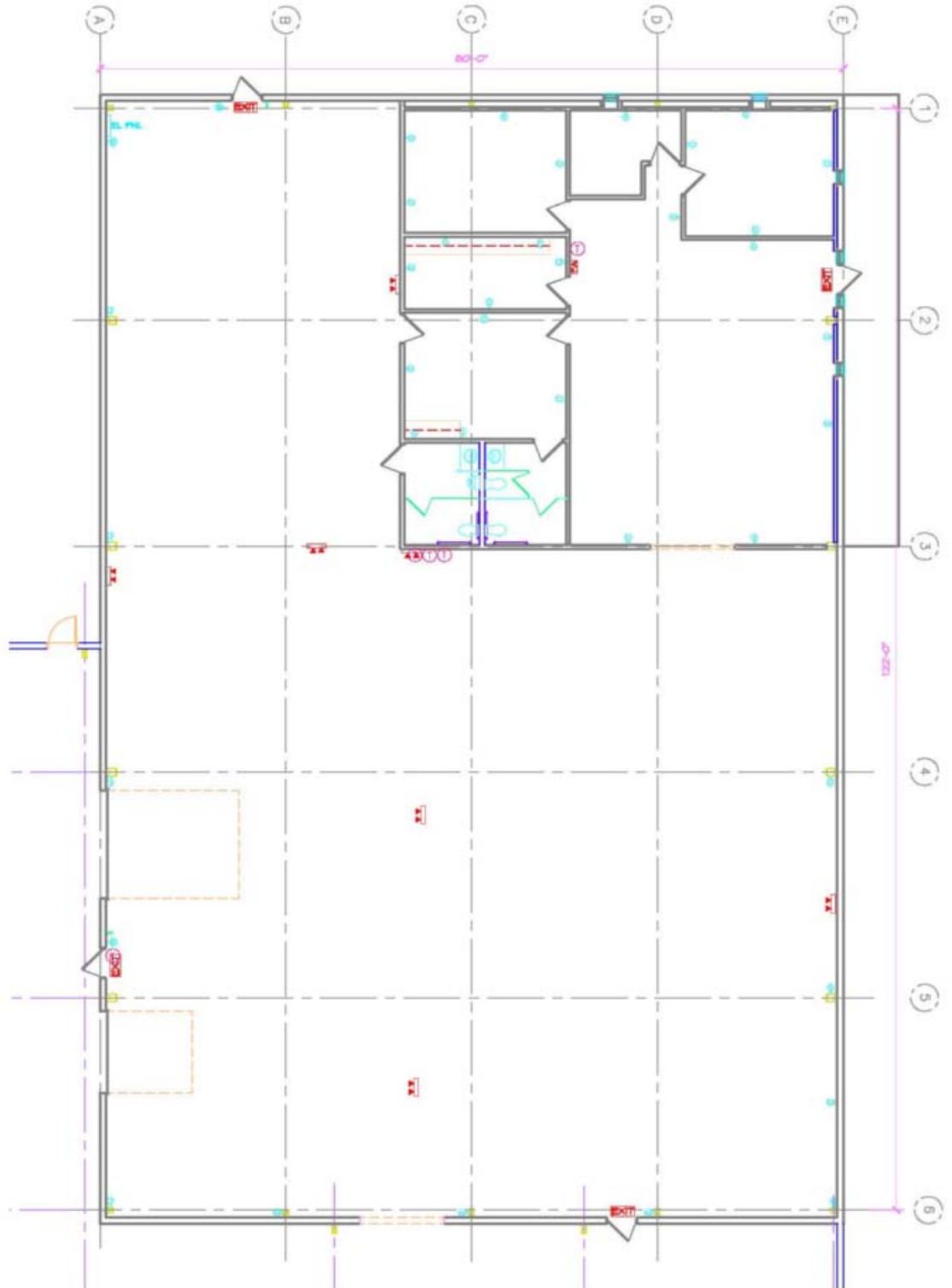
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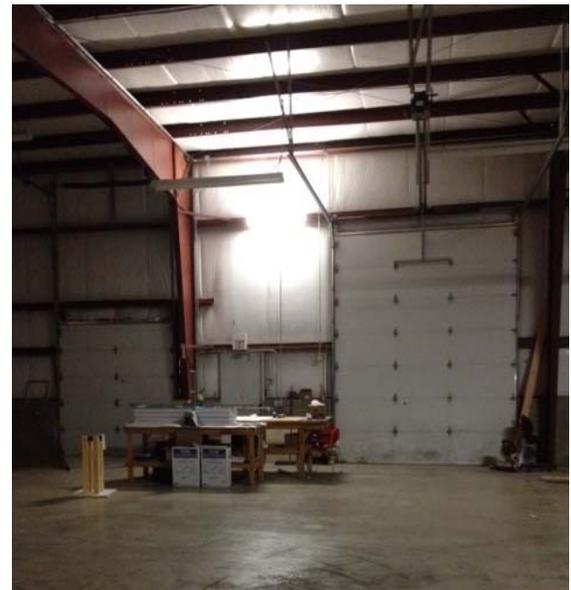
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