

FOR SALE OR LEASE

121,960 SF Secure Office/Data/Lab



945 Capstone Dr.
Miamisburg, Ohio
Montgomery County



PROPERTY HIGHLIGHTS

- 2 Story Underground Data Center/Secure Office Lab Building
- Easy access to I-75/Austin Blvd. interchange
- Currently over 121,000 rentable contiguous sq ft available
- Competitive rental rates
- Convenient, well-lit (free) parking
- Heavily reinforced with 8 ft. slab, 16 ft. thick reinforced perimeter walls and 15ft. thick roof
- Site is accessed by two, 5 story elevators/stair towers and by a grade level service tunnel with truck dock
- Two freight elevators with 6,000 lb. capacity and 3 cranes
- Redundant power with two separate power stations 1800 amp, 480 volt three phase electric service

SALE PRICE: \$1,500,000.00

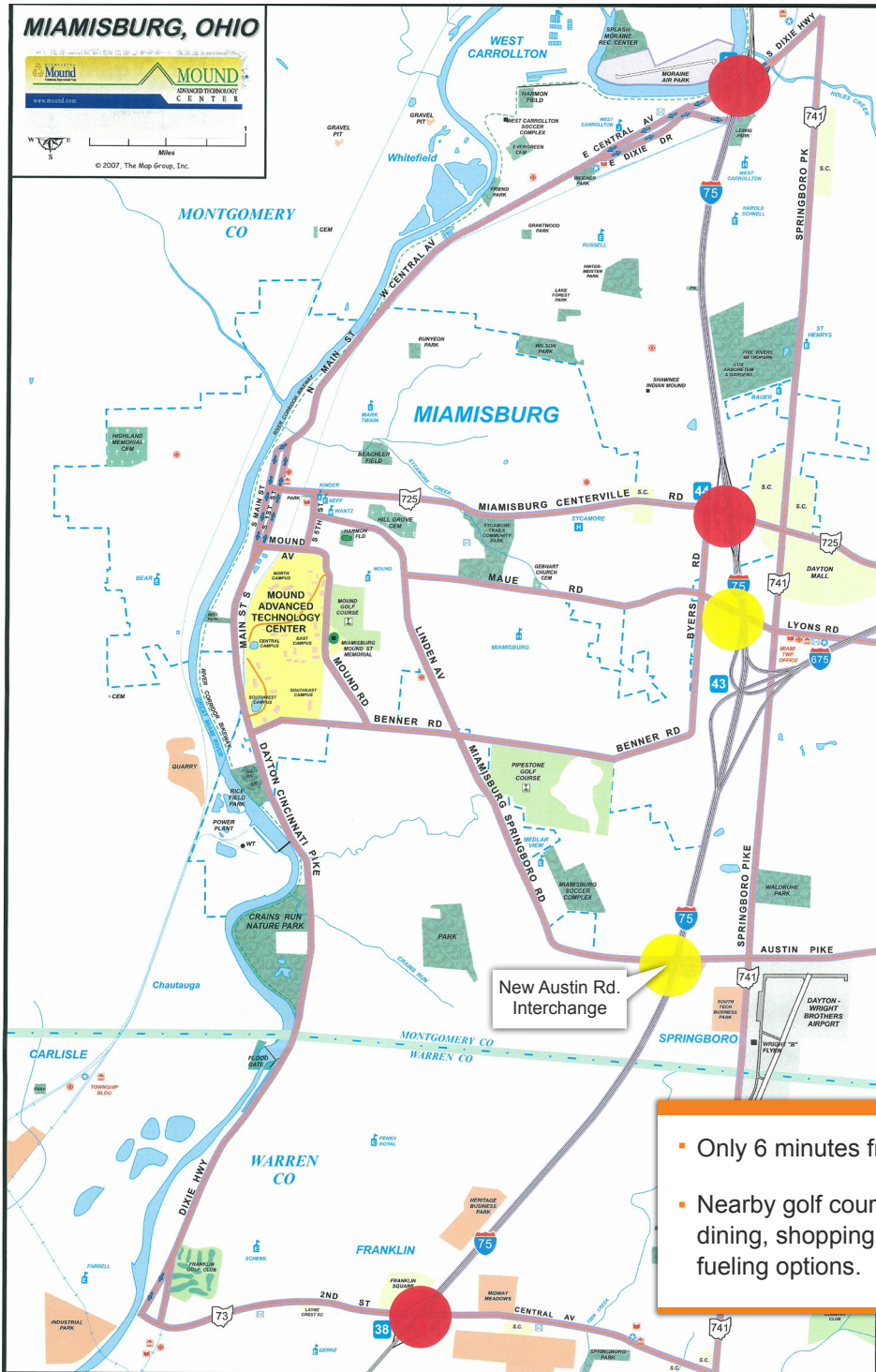
LEASE RATE: \$5.00/SF NNN

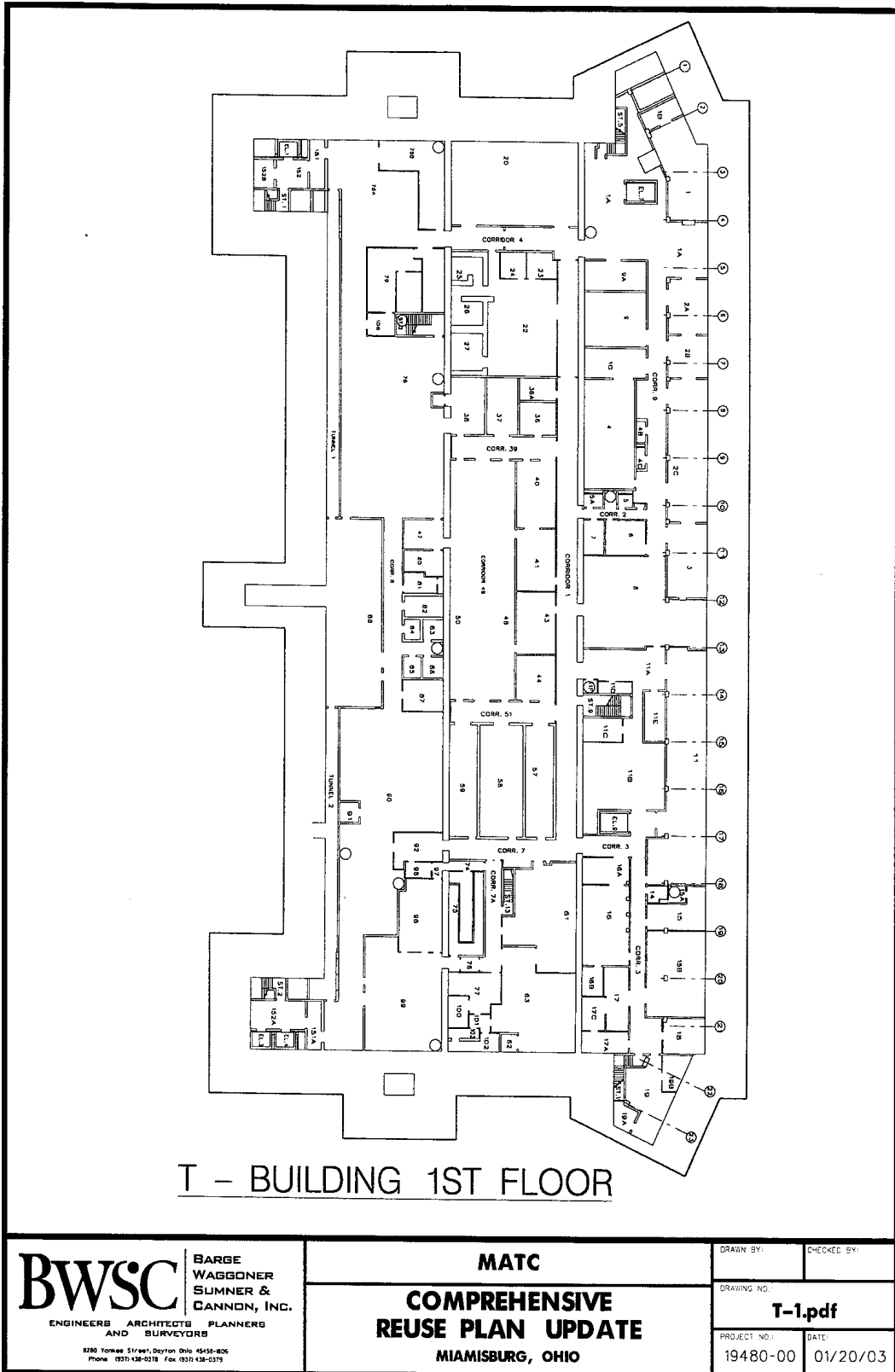
For more information, please contact:

Miller-Valentine GEM
137 North Main Street, Ste. 900
Dayton, OH 45402

- Gerry Smith
937.297.9368
gerry.smith@mvg.com

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BWSC
ENGINEERS ARCHITECTS PLANNERS
AND SURVEYORS
8280 Tonawanda Street, Dayton Ohio 45424-8006
Phone (937) 438-0378 Fax (937) 438-0379

MATC
**COMPREHENSIVE
REUSE PLAN UPDATE**
MIAMISBURG, OHIO

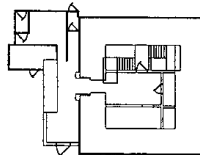
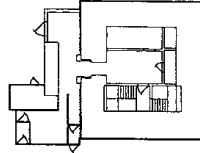
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