



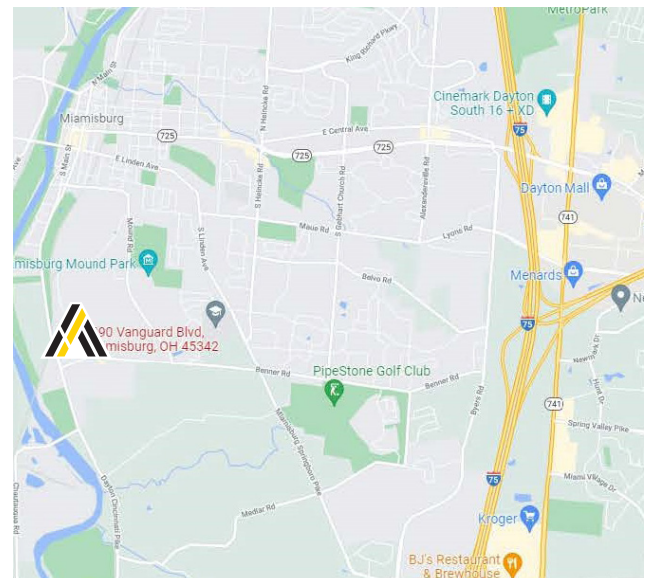
1384-1390 Vanguard Boulevard

Miamisburg, Ohio 45342

LEASE RATE:
\$14.50 PSF
PLUS UTILITIES

Property Highlights

- 4,800± - 9,800± SF Available
- Move-in ready, sublease opportunity through December 2023
- Single story, office space available with 1,800± SF of warehouse including one (1) overhead garage door and one (1) dock door
- Mix of offices and open space with private entrance, training room, warehouse, two break rooms, and multiple private restrooms
- End unit with abundant windows allowing for natural light
- Located in The Mound Business Park and in close proximity to downtown Miamisburg with numerous restaurants and entertainment



Tony Witt, SIOR, CCIM

Principal

937.469.8287

Tony.Witt@ApexCommercialGroup.com

Amber Wenzler, SIOR

Senior Associate

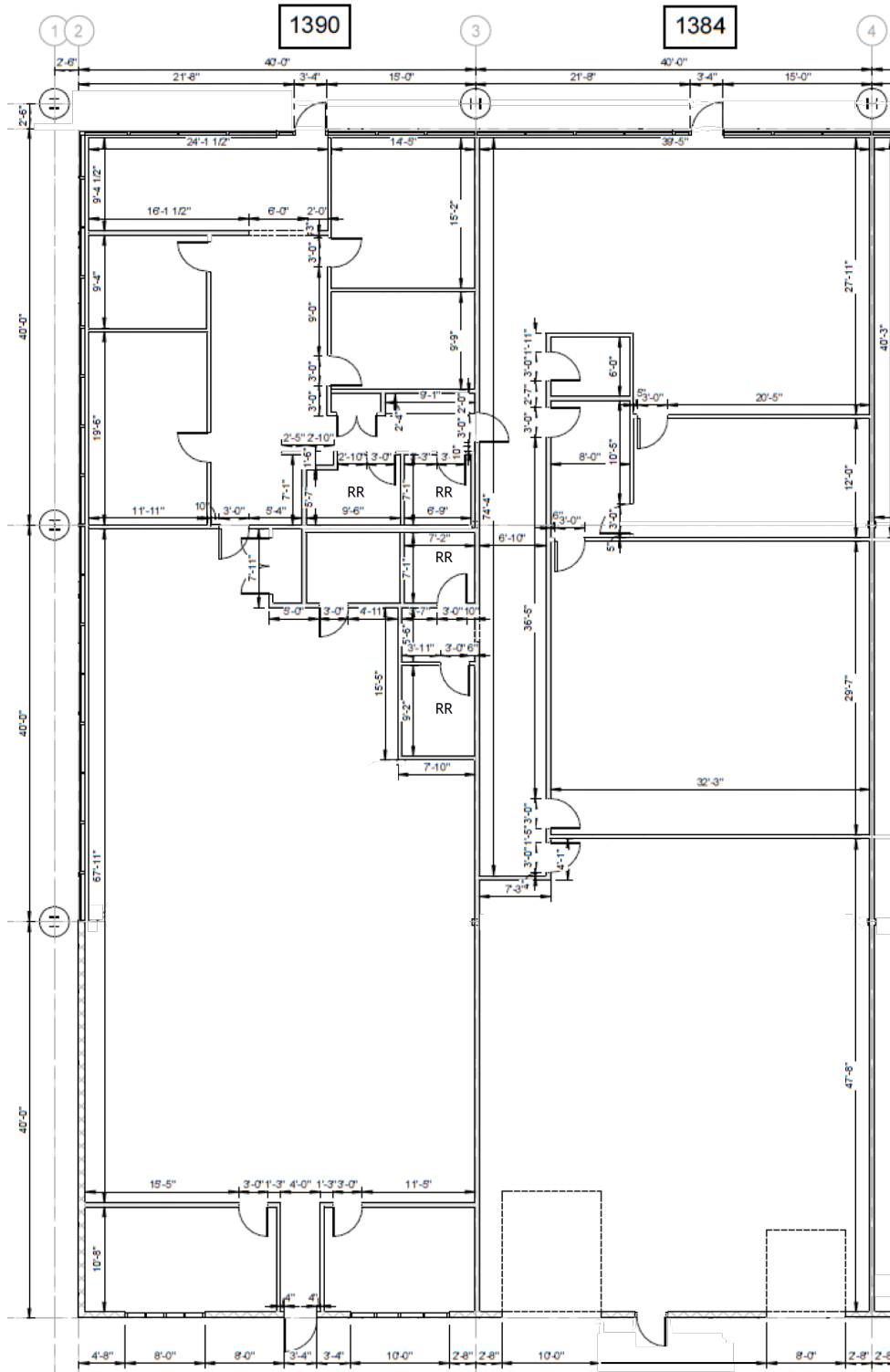
937.469.8258

Amber.Wenzler@ApexCommercialGroup.com

1384-1390 Vanguard Boulevard

Miamisburg, Ohio 45342

Floor Plan



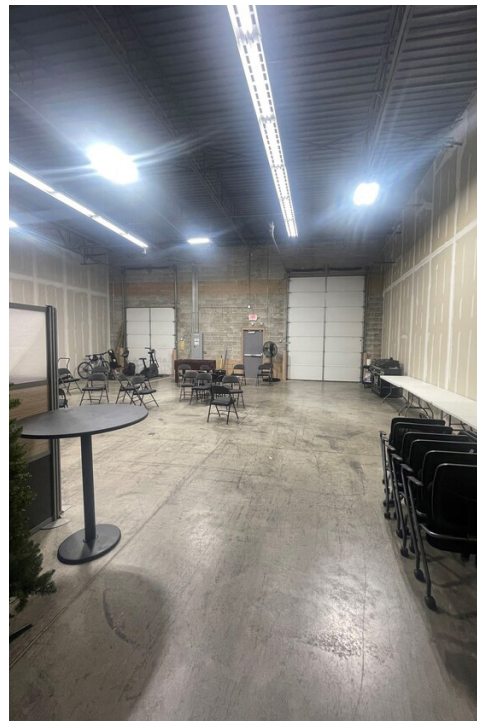
ApexCommercialGroup.com

1384-1390 Vanguard Boulevard

Miamisburg, Ohio 45342



Photos



ApexCommercialGroup.com