OFFICE

IRG
Industrial Realty Group, LLC

FOR LEASE

9595 Springboro Pike, Miamisburg OH 45342



The Pike

This office space property is in prime location in Miami Township, offering the advantage of no city income tax. Renovations underway include: a refreshed lobby, enhanced exterior lighting, a new signage plan with rebranding, and updated landscaping. High parking ratio available for convenience and accessibility. Located off State Route 741 with direct frontage on Interstate 75, providing maximum signage exposure for heightened visibility. Only 15 minutes south of Downtown Dayton and 40 minutes north of downtown Cincinnati, this property is strategically positioned to attract employees from both markets. The site is situated within one mile of Austin Landing, Dayton's premier "Live, Work, Play" development, and a full highway interchange.



Property Details

Total Sq. Ft.	87,375
Avail. Sq. Ft.	30,438
Acres	13
Zoning	M-1 Commercial
Clear Height	6'–8'
Dock Doors	3
Car Parking	247

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