



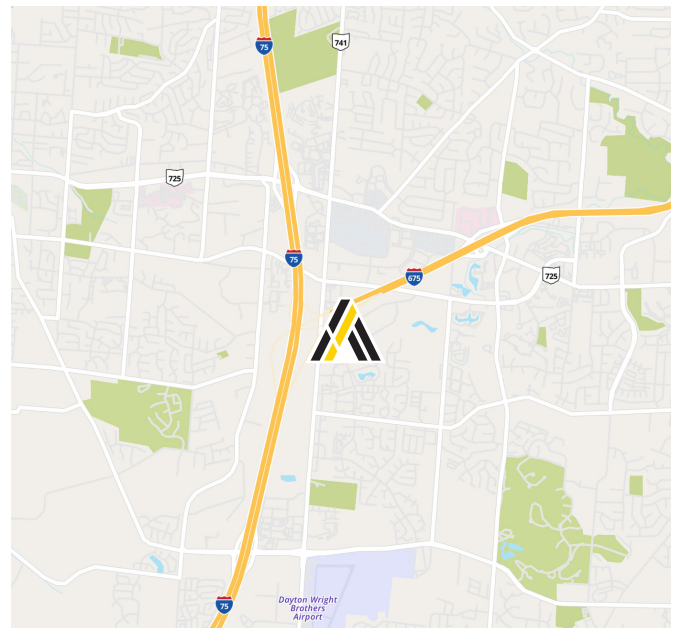
Newmark I

3475 Newmark Drive
Miamisburg, Ohio 45342

LEASE RATE:
NEGOTIABLE

Property Highlights

- **40,000 SF Single-Story Flex Building:** Versatile, fully conditioned building designed to support high-tech, light manufacturing, assembly, and office users.
- **Advanced Manufacturing/Assembly Infrastructure:** Includes lobby, Class 7 clean room, high-tech light assembly area, warehouse space, break room, conference room(s), Class A private offices, and open cubicle workspace.
- **Functional Flex Area:** Warehouse serviced by two (2) 10' x 12' overhead doors and approximately 2,000-amp electrical service to accommodate demanding operations.
- **Ample Parking:** Supports employees and visitors with ease.
- **Prime Business Park Location:** Situated in Newmark Business Park with convenient access to SR 741 in Miami Township.
- **Tax Advantage Location:** Situated in Miami Township with no city income tax.



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Demographics

	1 Mile	3 Mile	5 Mile
Total Population	8,716	62,302	143,471
Total Households	4,586	27,765	60,715

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Building Specifications

Office SF:	15,000± SF	Drive-In Doors:	2
Warehouse/Lab SF:	25,000± SF	Docks:	Build-to-Suit
Clear Height:	15'	HVAC:	Fully Air Conditioned
Power:	2000 Amps	Additional:	Equipped with a Class 7 Clean Room
Parking:	230± Spaces		

Floor Plan



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Photo



Aerial



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Aerial

