

PRICE REDUCED!



10841 Wood Road

Miami Township, Ohio 45342

SALE PRICE:

~~\$1,650,000~~

\$1,499,000

Property Highlights

- **Expansive Space:** This impressive property offers 9,570± square feet of versatile space, situated on 2.065± acres.
- **Modern Office Area:** The property features a 2,200± square foot office/finished area with modern LED lighting throughout, creating a bright, energy-efficient workspace that supports both productivity and comfort.
- **New Construction:** Built in 2021, this property is designed to meet the latest standards, offering a clean, contemporary look and long-term durability for your business.
- **Ample Parking:** With 40± parking spaces, there's plenty of room for both staff and visitors, ensuring convenience and ease of access.
- **Strategic Location:** Just 1± mile from I-75 and close to Austin Landing, this property offers both accessibility and flexibility for your business needs.



Wade Elliott, SIOR

Vice President

937.469.8270

Wade.Elliott@ApexCommercialGroup.com



Alex Nikolai

Senior Associate

937.222.7884

Alex.Nikolai@ApexCommercialGroup.com

10841 Wood Road

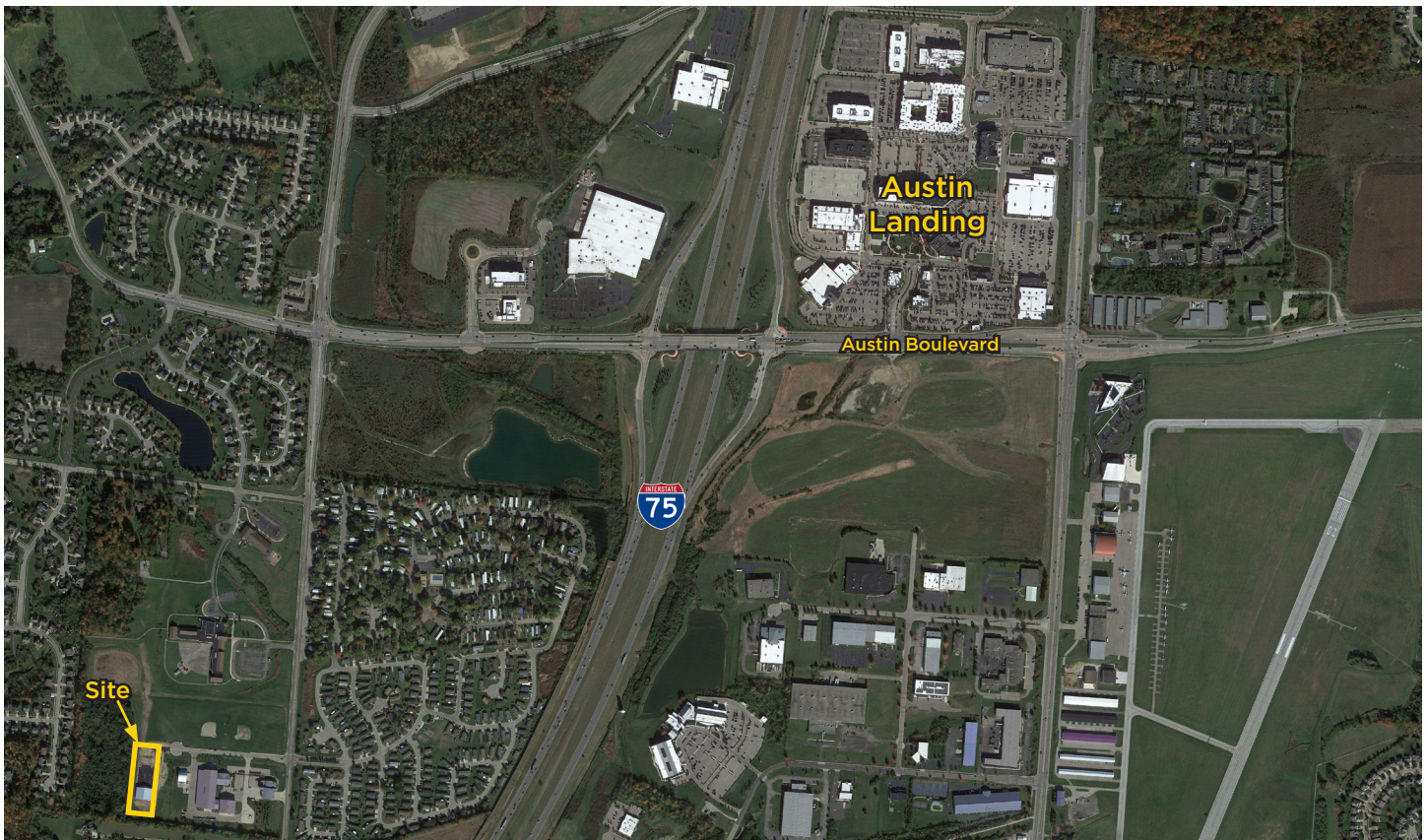
Miami Township, Ohio 45342

Building Specifications

Location:	10841 Wood Road, Miami Township
Available:	9,570± SF
Acres:	2.065±
Office:	2,200± SF
Drive-In Doors:	2 OH Doors (16' x 10')
Ceiling Height:	13' - 24'
Lighting:	LED
Power:	2-225 amp, 240v panels
Heat:	4 OH Gas units in warehouse
Zoning:	SP-PUD Special Purpose Planned Unit Development- Click HERE for SP-PUD Permitted Uses



Aerial



ApexCommercialGroup.com

10841 Wood Road

Miami Township, Ohio 45342



Photos



[ApexCommercialGroup.com](https://www.ApexCommercialGroup.com)

10841 Wood Road

Miami Township, Ohio 45342

Floor Plan

