



10841 Wood Road

Miami Township, Ohio 45342

SALE PRICE:

\$1,650,000

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.



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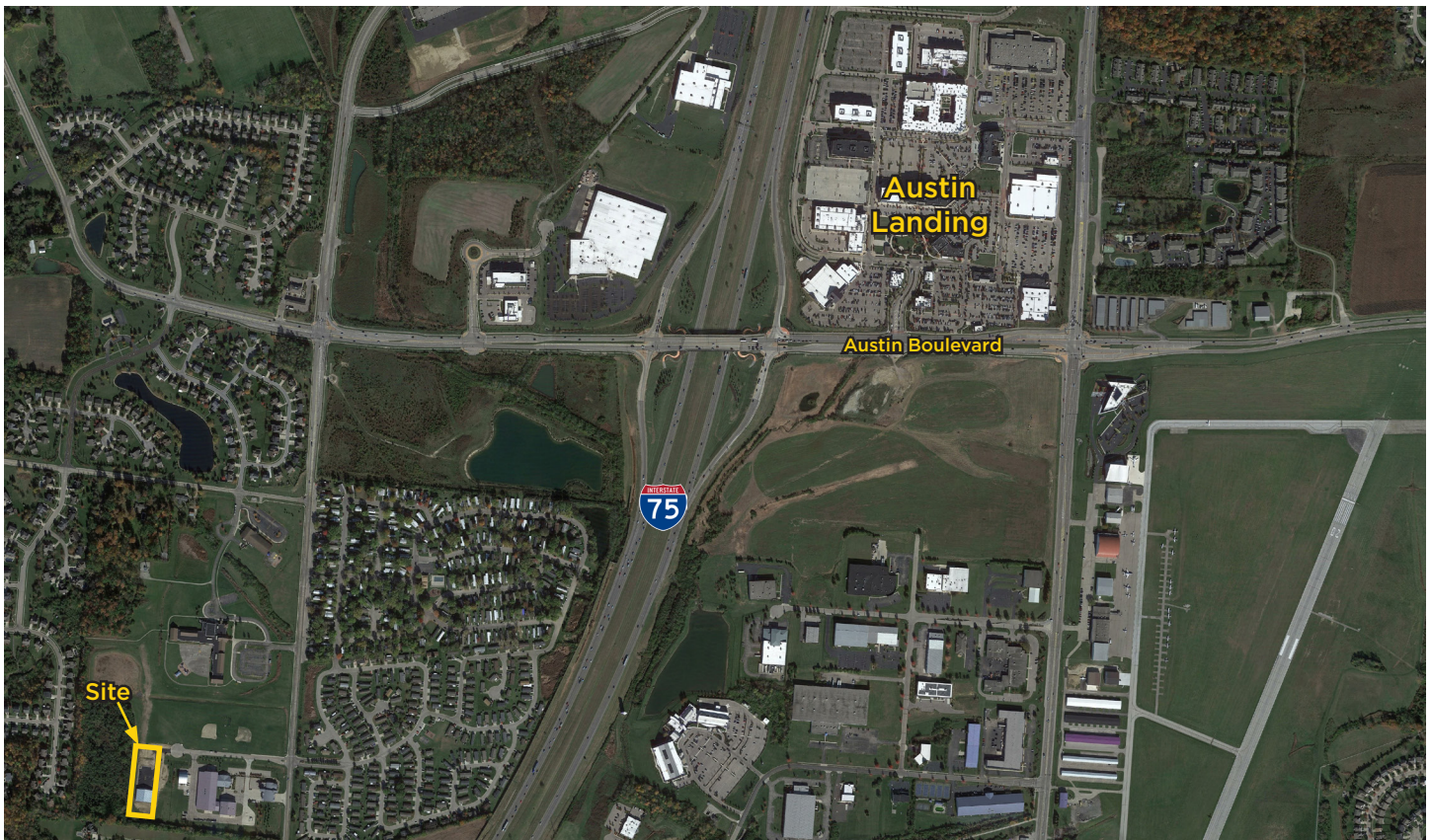
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Building Specifications

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



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Photos



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Floor Plan

