



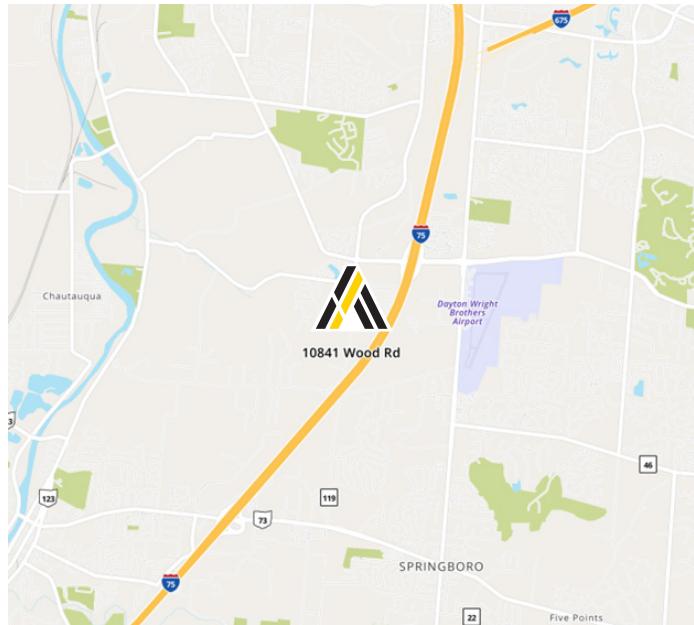
## 10841 Wood Road

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.



**Wade Elliott, SIOR**

Vice President

937.469.8270

[Wade.Elliott@ApexCommercialGroup.com](mailto:Wade.Elliott@ApexCommercialGroup.com)



**Alex Nikolai**

Senior Associate

937.222.7884

[Alex.Nikolai@ApexCommercialGroup.com](mailto:Alex.Nikolai@ApexCommercialGroup.com)

# 10841 Wood Road

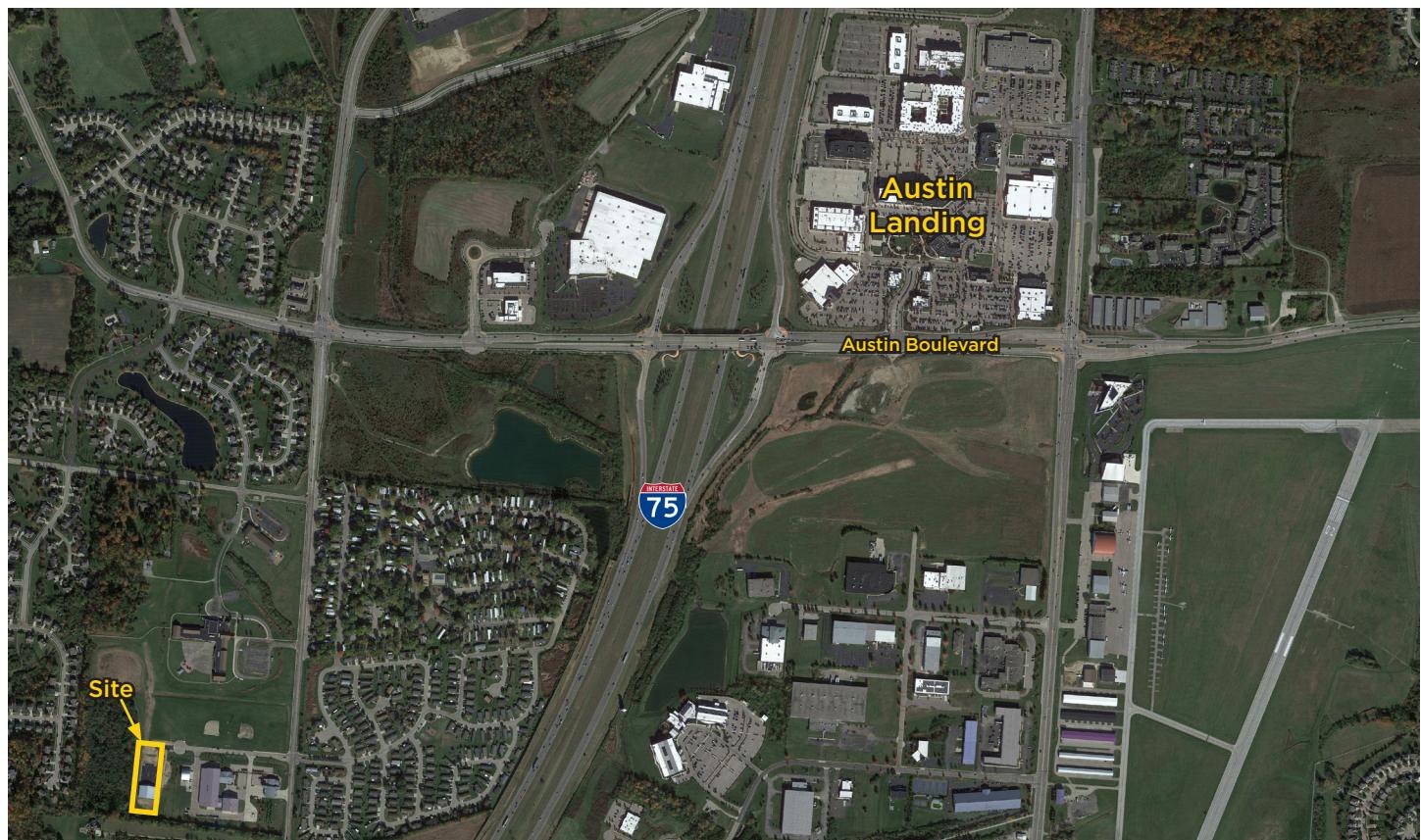
Miami Township, Ohio 45342

## Building Specifications

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



## Aerial



**ApexCommercialGroup.com**

# 10841 Wood Road

Miami Township, Ohio 45342

## Photos



[ApexCommercialGroup.com](http://ApexCommercialGroup.com)

# 10841 Wood Road

Miami Township, Ohio 45342

## Floor Plan

