



7989 S. Suburban Road

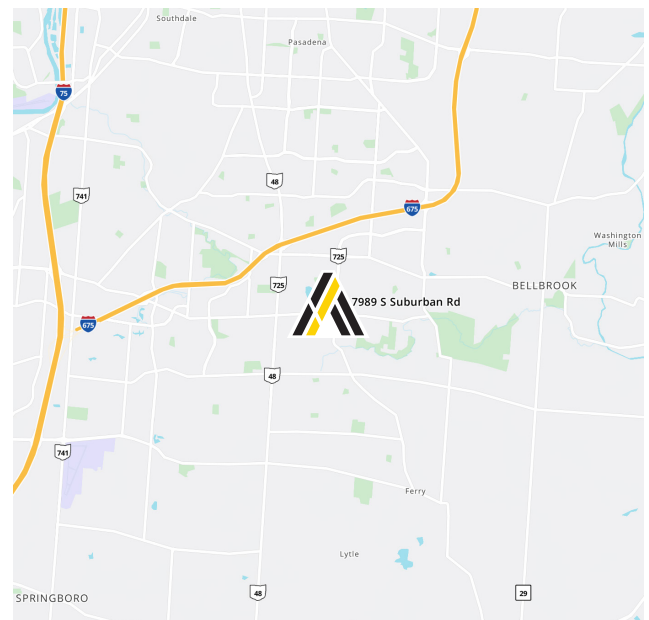
Centerville, Ohio 45458

SALE PRICE:

\$995,000

Property Highlights

- **13,964± SF Flex / Light Industrial Facility:** Situated on 1.0± acre, the building offers an efficient blend of approximately 3,000± SF of move-in ready office space and climate-controlled warehouse area.
- **Additional Land:** Includes an adjacent 0.8± acre parcel suitable for outdoor storage or future building expansion.
- **Additional 2,500± SF Storage Building:** Detached outbuilding provides supplemental storage for equipment, inventory, or maintenance operations.
- **Building Features:** One (1) 12' drive-in door, 100% climate controlled warehouse, 1,200 amp 240v three phase power, and move-in ready office space.
- **I-1 Light Industrial Zoning:** Accommodates a variety of industrial, warehouse, contractor, and service-related uses.



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Floor Plan

