



## FREESTANDING BUILDING

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# For Sale or Lease

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## 2005 W Stanfield Road

Troy, OH 45373

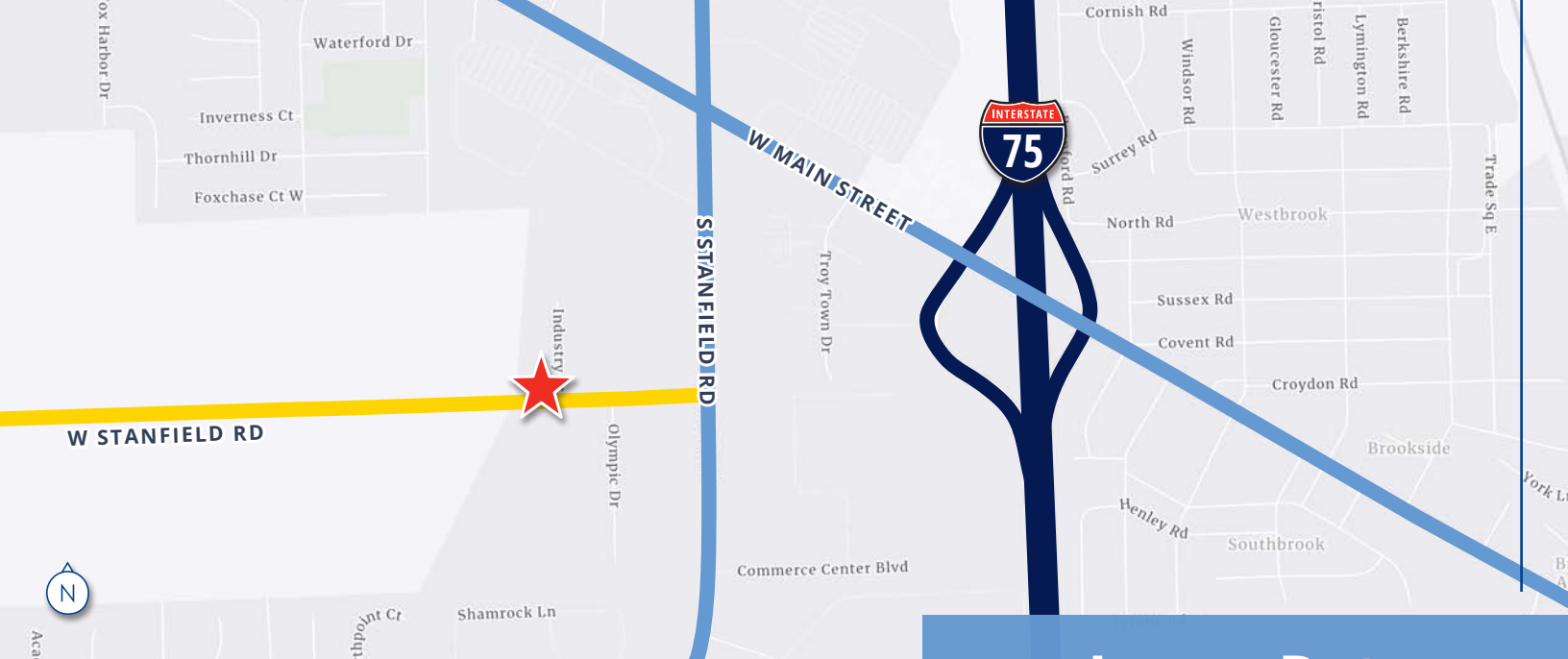
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### 7,500 SF Freestanding building for Sale or Lease

#### Divisible to 3,750 SF

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- **Available: Immediately**
- **Office SF:** 2,500 SF
- **Lot Size:** 1.9 Acres
- **Clear Height:** 17'
- **Docks:** Two (8' x 8')
- **Drive-ins:** Two
  - 12' x 14'
  - 10' x 10'
- **Building Dimensions:** 75' x 100'
- **Miami County Parcel ID:** D08-103020
- **RE Taxes (2022):** \$5,967.24 (\$0.80± SF)
- **Storage:** Paved outdoor storage
- **Highway Access:** Less than one mile to I-75



**Lease Rate:**  
**\$5,000/Month NNN**



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