

Flex Industrial Warehouse Near the Ohio Turnpike

For Sale or Lease | 12609 State Route 113, Wakeman, Ohio 44889



12609 State Route 113

- Versatile 18,125 SF flex building situated on 2.74 acres, offering an efficient combination of warehouse and office space for a variety of users.
- Functional industrial features include two drive-in doors, 12-foot clear height and three-phase power to support manufacturing, service, storage and distribution uses.
- Convenient access to the Ohio Turnpike (I-80), complemented by 40 surface parking spaces and a secure, fenced parking and outdoor storage area.
- Approximately 2,500 SF of updated office space, providing a professional, move-in-ready environment for administrative and customer-facing operations.

Pricing: Contact Broker



Quick Stats

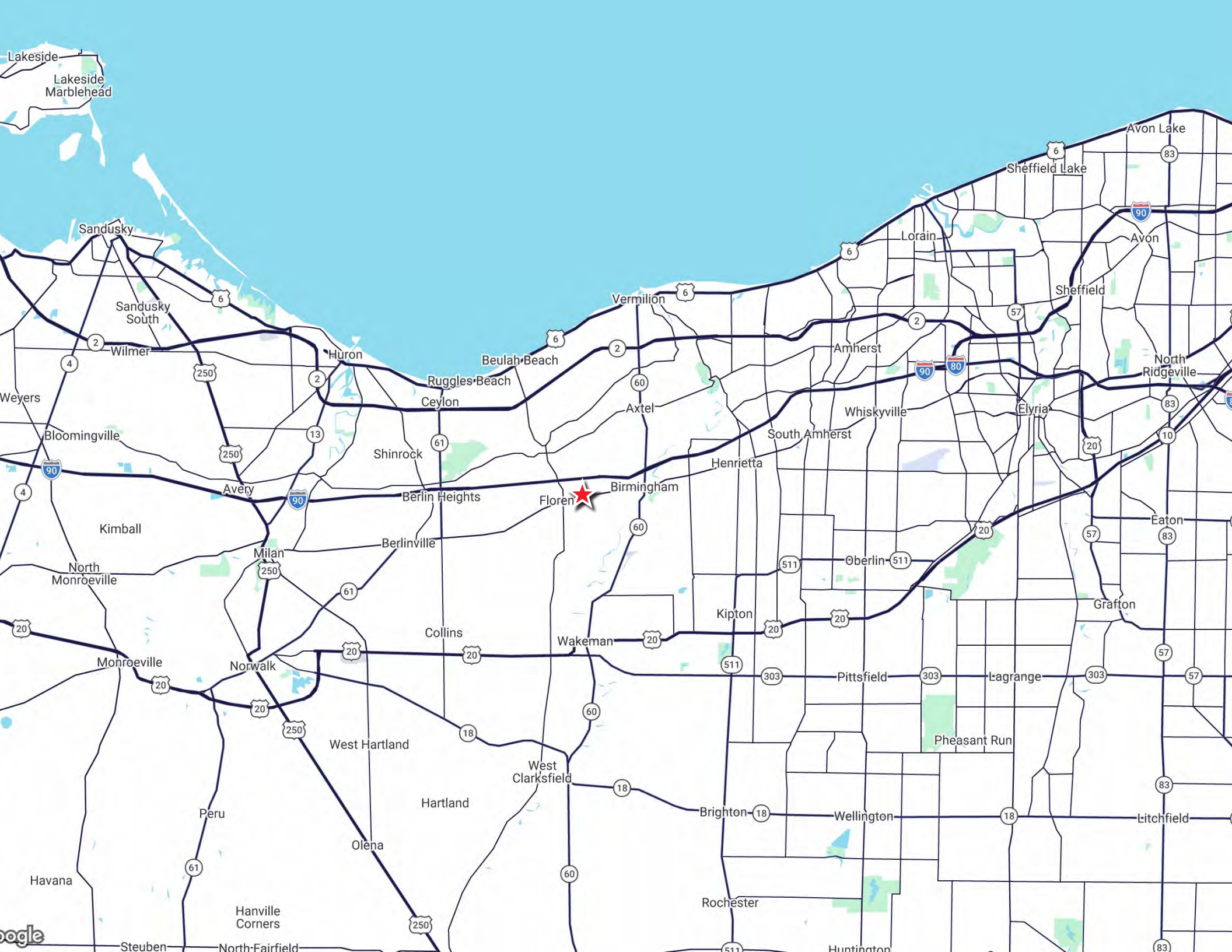
Building SF	18,125 SF
Industrial SF	15,625 SF
Office SF	2,500 SF
Floors	One (1)
Year Built / Renovated	1946 / 2025
Land Area	2.74 Acres
Parking	40+ Spaces
Clear Height	12'
Drive-In Doors	Two (2)

Photos



Photos





**12609 STATE ROUTE 113
WAKEMAN, OHIO 44889**

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