

MFG FACILITY | ** PRICE REDUCTION **



**1701 W. COUNTY LINE ROAD
SPRINGFIELD, OH 45502**



Property Highlights:

Square Feet: 51,192 SF

Clear Height: 14'-24' & 16'-22'

Docks: One - 10'x12'

Drive-In Doors: Nine Total

Drive-Thru: Dual Lanes

- ✓ Sale Price: **\$2,490,000**
- ✓ Lease Rate: **\$3.95 NNN SF/Year**
- ✓ M-2; Heavy Manufacturing Zoning
- ✓ Numerous Facility Access Points
- ✓ 2 Ton Crane Rail
- ✓ Block Skirt
- ✓ 65 Parking Spaces
- ✓ Outside Storage



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

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Land: 3.64 Acres
Warehouse SF: 48,887 SF
Office SF: 2,305
Pole Barn: 3,360 SF (Currently Leased)
Construction Type: Metal
Roof: New Metal 2023 Roof
Flood Area: No
Power: 480 Volts, 800 Amps, III Phase
Year Built: 1979, 1999, 2001
Lighting: T-8
Column Spacing: 25' x 50'
Utilities: Natural Gas, Well, Septic
HVAC Plant: Forced Air Gas & Infrared
Parcel Number: 0500200011000091
Annual Taxes: \$24,283.22



Scan for more info



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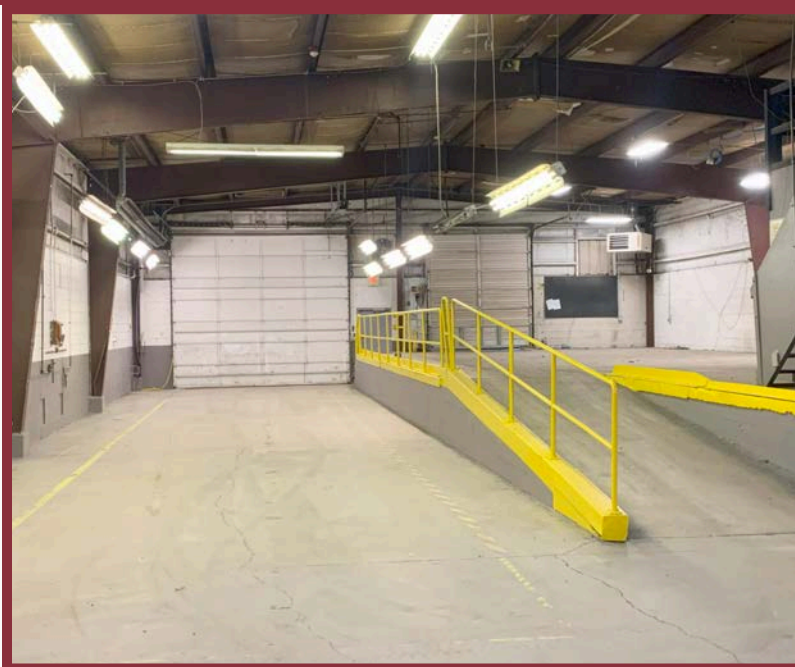
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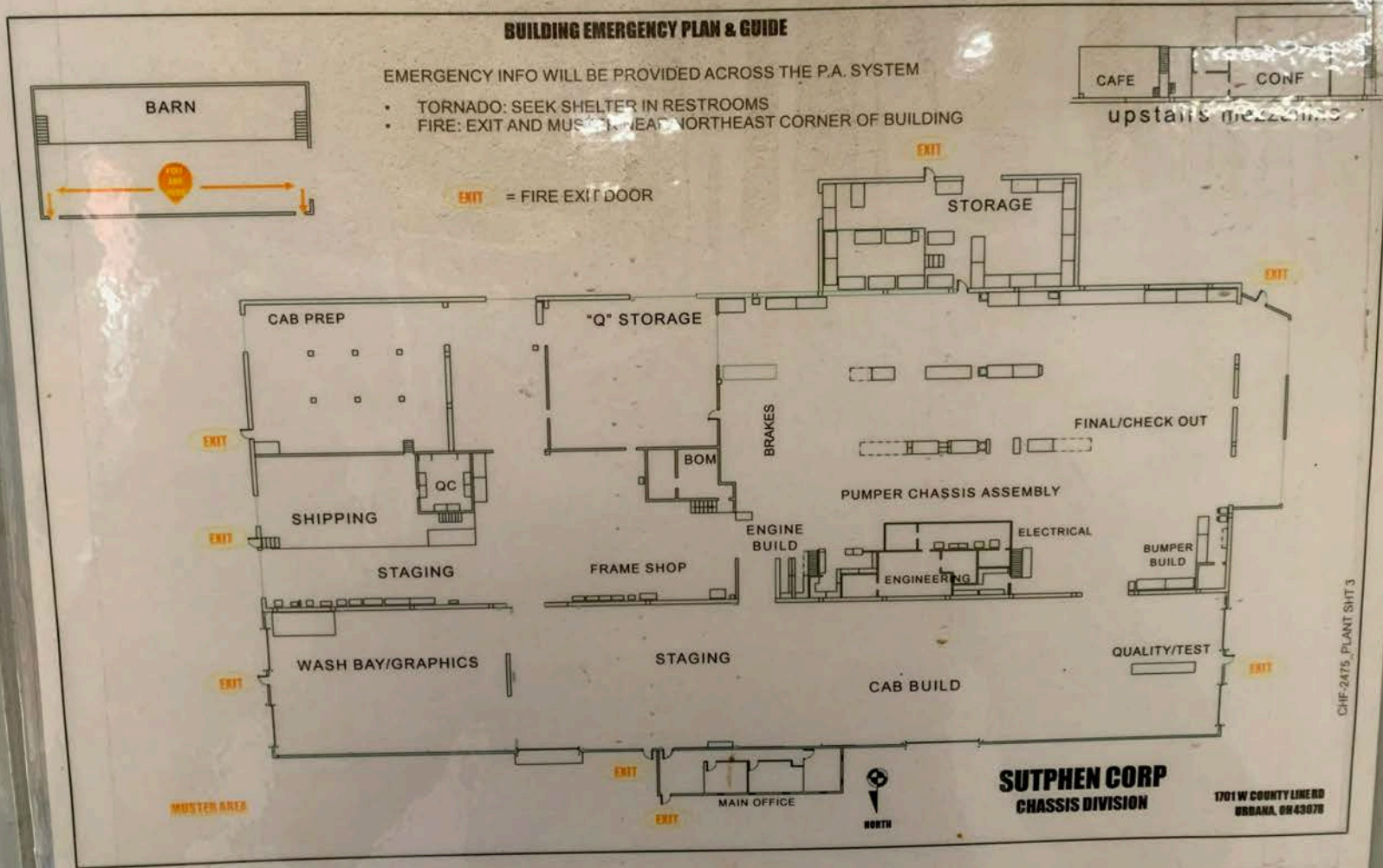
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