

MANUFACTURING FACILITY

1701 W. COUNTY LINE ROAD
SPRINGFIELD, OH 45502



Property Highlights:

Square Feet: 51,192 SF

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

Docks: One - 10'x12'

Drive-In Doors: Nine Total

Drive-Thru: Dual Lanes

- ✓ Sale Price: **\$2,490,000**
- ✓ Lease Rate: **\$4.25 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

MANUFACTURING FACILITY

1701 W. COUNTY LINE ROAD
SPRINGFIELD, OH 45502

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



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

MANUFACTURING FACILITY



1701 W. COUNTY LINE ROAD
SPRINGFIELD, OH 45502



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

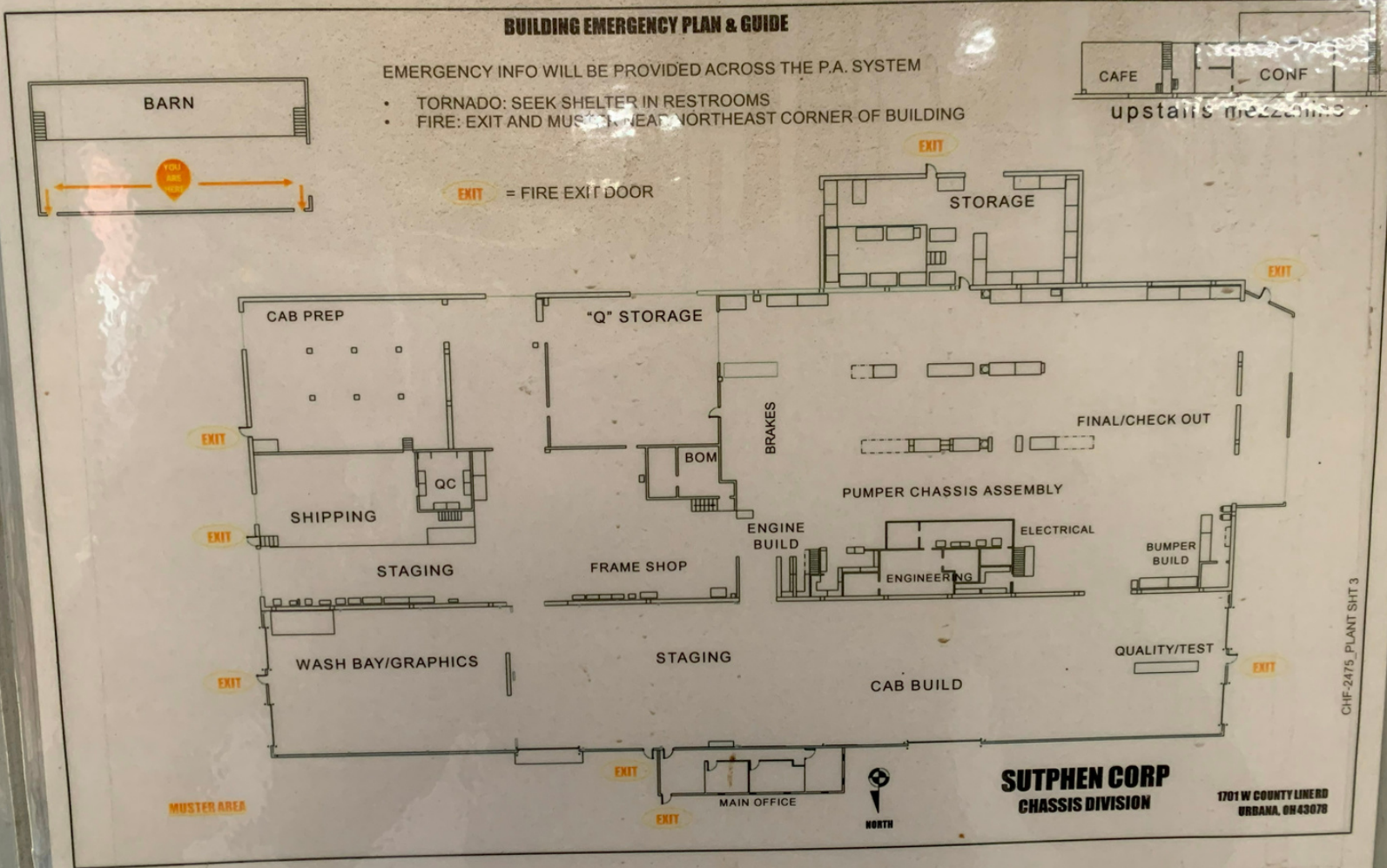
www.ipbindustrial.com

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL

MANUFACTURING FACILITY



1701 W. COUNTY LINE ROAD
SPRINGFIELD, OH 45502



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