



INVESTMENT OPPORTUNITY!

* PRICE REDUCTION *

WAREHOUSE FACILITY



0.2 ACRES

20 ZISCHLER STREET, SPRINGFIELD, OHIO 45504

Property Highlights:

Square Feet: 60,500 SF

Clear Height: 18' - 30'

Docks: 5

Drive-In Doors: 6

- ✓ Sale Price: \$1,700,000
- ✓ Well Below Market Lease Rates
- ✓ 10-Ton Crane
- ✓ Large Outside Storage
- ✓ 10-year Lease - Just Signed
- ✓ Cap Rate: 9.7%



Tim Echemann

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**20 ZISCHLER STREET
SPRINGFIELD, OHIO 45504**

Square Footage: 60,500 SF

Warehouse SF: 58,000 SF

Office SF: 1,500 SF

Clear Height: 18' - 30'

Docks: Five

Drive-In Doors: Six

Bridge Cranes: Five

Year Built: 1940

Remodeled: 1995

Construction Type: Metal

Lighting: T-8

Zoning: I-2; Heavy

Utilities: City Water & Sewer

HVAC Plant: Infrared

Restrooms: Two

Floor Thickness: 6"

Outside Storage: Yes

Expandable Land: Yes

Annual Taxes: \$19,075.92

Property Insurance: \$10,886

Parcel Number:

3400600005324001

3400600005324002

3400600005325001

3400600005325023

3400600005325025



Scan for more info



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