## BUILDING B



# 4920 W. NATIONAL ROAD SPRINGFIELD, OHIO 45504



## **Property Highlights:**

Lease Rate: \$3.50 NNN SF/Year

Square Feet: 11,250 SF

Clear Height: 10' - 13'

Drive-In Doors: Two Total

- One 10' x 10'
- One 10' x 8'

- Heavy Power
- Land for Expansion
- Outside Storage
- High Visibility on S.R. 40
- 8 Miles to I-70



#### Tim Echemann

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## MANUFACTURING/WAREHOUSE FACILITY



# 4920 W. NATIONAL ROAD SPRINGFIELD, OHIO 45504

Land: 2 Acres

Warehouse SF: 7,500 SF

Office SF: 3,750 SF

**Building Dimensions:**  $75' \times 150'$ 

Column Spacing: Clear Span

Power: 240 Volts, 600 Amps, & III Phase

Year Built: 1970

Roof: New Shingle

Utilities: Natural Gas, Well, & Septic System

**HVAC:** Forced Air Gas

Lighting: Fluorescent

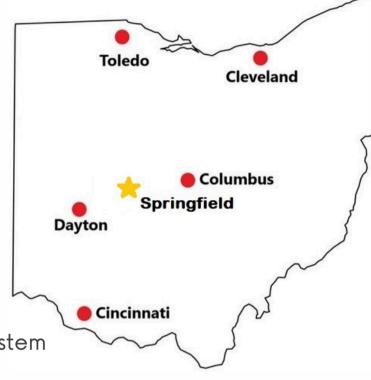
Restrooms: 1-Men's, 1-Women's, & 1-Unisex

Parking Spaces: 40

Zoning: Industrial

Outside Storage: 0.5 Acres

Expandable Land: 10 Acres





Scan for more info



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## MANUFACTURING/WAREHOUSE FACILITY



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# Whole Property Available For Sale

\$1,650,000 • 36,679 SF • 19.90 Acres • 5 Bldgs.



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