

# MANUFACTURING / WAREHOUSE FACILITY



4920 W. NATIONAL ROAD  
SPRINGFIELD, OHIO 45504



## Property Highlights:

Sale Price: \$1,650,000

Lease Rate: \$3.50-\$4.50 NNN SF/Year

Square Feet: 39,250 SF

Clear Height: 10'-16'

Drive-In Doors: 12 Total

Throughout Buildings

- ✓ 19.90 Acres
- ✓ 8 Minutes to I-70
- ✓ High Visibility on S.R. 40
- ✓ Land for Expansion
- ✓ Outside Storage



### Tim Echemann

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### Conrad Echemann

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Land: 19.90 Acre

Lighting: LED & Fluorescent

Column Spacing: Clear Span

Utilities: Natural Gas, Well, & Septic

Zoning: Industrial

Parcel Number: 0100600028200023

Annual Taxes: \$7,039.99



## BUILDING SIZE & LEASE RATE

**Building A:** 7,425 SF / \$4.50 NNN SF/Year

**Building B:** 11,250 SF / \$3.50 NNN SF/Year



Scan for more info



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19.9 ACRES



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