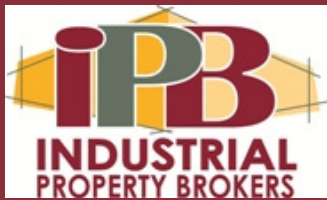
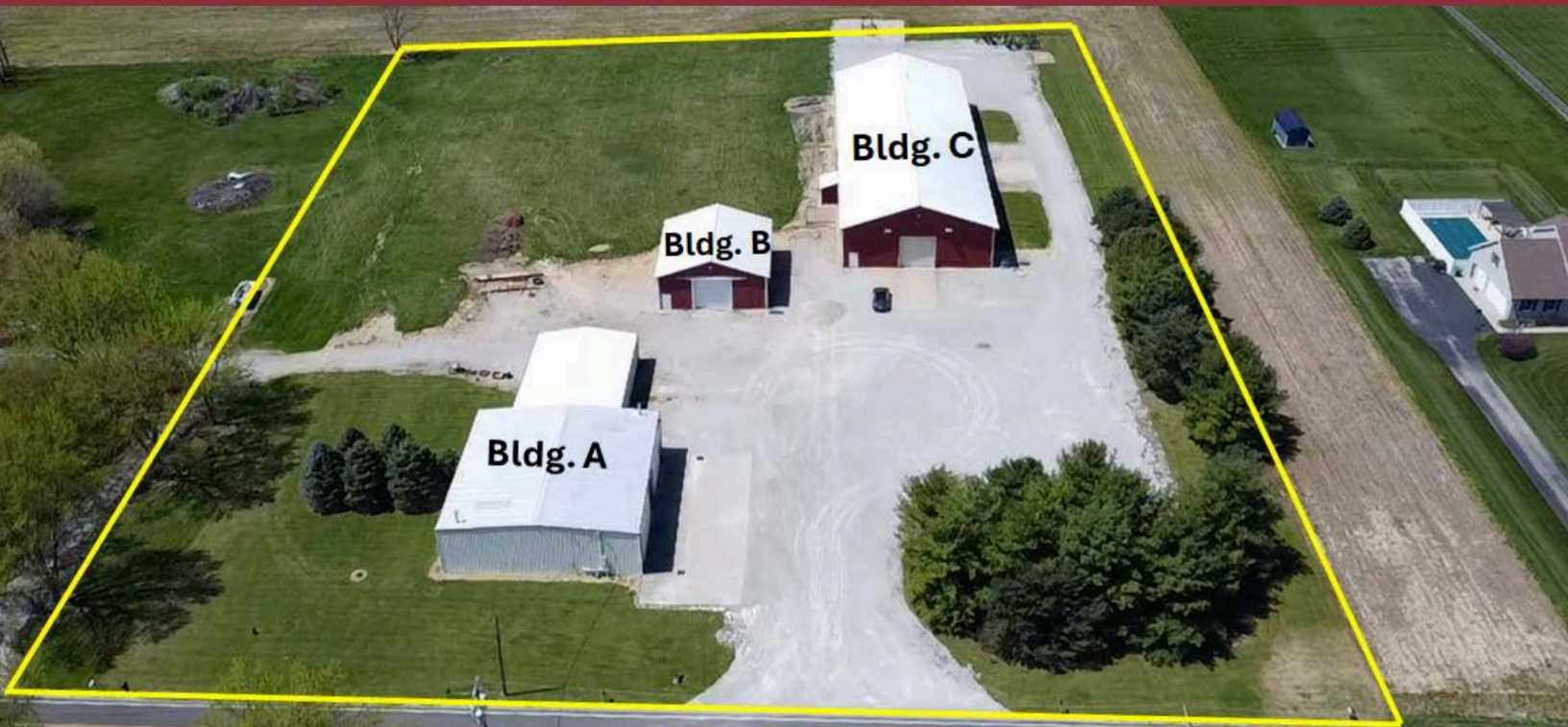


# MANUFACTURING FACILITY



1221 GROOP ROAD  
SPRINGFIELD, OH 45504



## Property Highlights:

**Sale Price:** \$800,000

**Lease Rate:** \$4.00 - \$6.00 NNN SF/Year

**Square Feet:** 5,700 SF - 17,500 SF

**Clear Height:** 12' - 18'

**Drive-In Doors:** One - 12' x 14'

One - 11' x 12'

Four - 14' x 14'

- ✓ 13 Cranes (1 -2 Tons)
- ✓ 10 -15 HP Air Compressor
- ✓ Security Cameras Inside/Out
- ✓ No City Income Tax
- ✓ Expandable Land (14.05 Acres)
- ✓ 3 Miles to I-70



### Tim Echemann

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### Conrad Echemann

Sales Associate

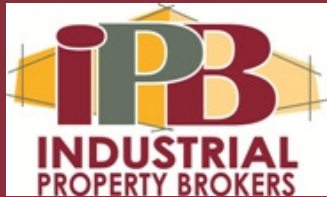
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**Land:** 4.39 Acres

**Office:** 800 SF - 1 private office &  
1 conference room

**Roof:** Metal

**Floor:** 6" - 8" Thick

**Restrooms:** 2 Unisex & Plumbing for 3rd

**Power:** 480 Volts III Phase

**Year Built:** 2008, 2005 & 1986

**Lighting:** LED & T8

**Column Spacing:** Clear Span

**Parking Spaces:** 30 Car & 10 Trailer Spaces

**Utilities:** Natural Gas, Well & Septic

**HVAC Plant:** Forced Air Gas

**Zoning:** M2; Manufacturing

**Parcel Number:** 05006000300000093

**Annual Taxes:** \$5,809.18



Scan for more info



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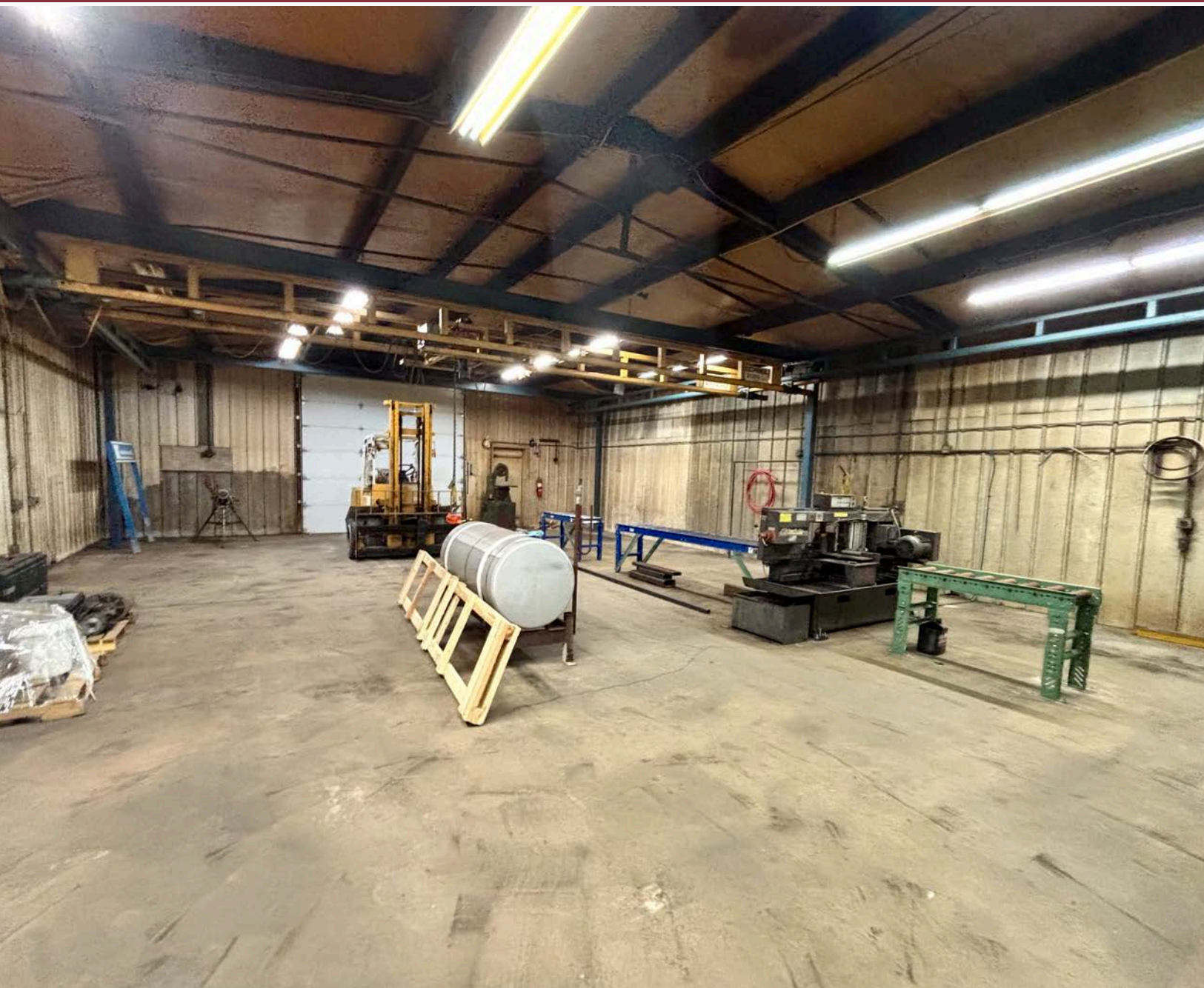
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