

# MANUFACTURING FACILITY



1905 JEFFERSON STREET  
SPRINGFIELD, OH 45506



## Property Highlights:

Square Feet: 39,000 SF

Office Space: 6,000 SF

Acres: 5.14 Including Adj. Lot

Docks: One 10'x 10'

Drive-In Doors: Two 10'x 10'

- ✓ Sale Price: \$1,200,000
- ✓ Fully Air- Conditioned
- ✓ Airlines/Air Compressor
- ✓ 1200 Amp; III Phase



### Tim Echemann

Principal Broker

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### Conrad Echemann

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**Land:** 5.14 Acres

**Warehouse SF:** 30,000 SF

**Office SF:** 6,000 SF

**Basement SF:** 6,000 SF

**Clear Height:** 11.5'

**Construction Type:** Block

**Roof:** Rubber

**Restrooms:** 10

**Power:** 240 Volt; 1200 Amps; III Phase

**Year Built:** 1960, Additions in '66 & '84

**Lighting:** LED

**Floor Thickness:** 6"

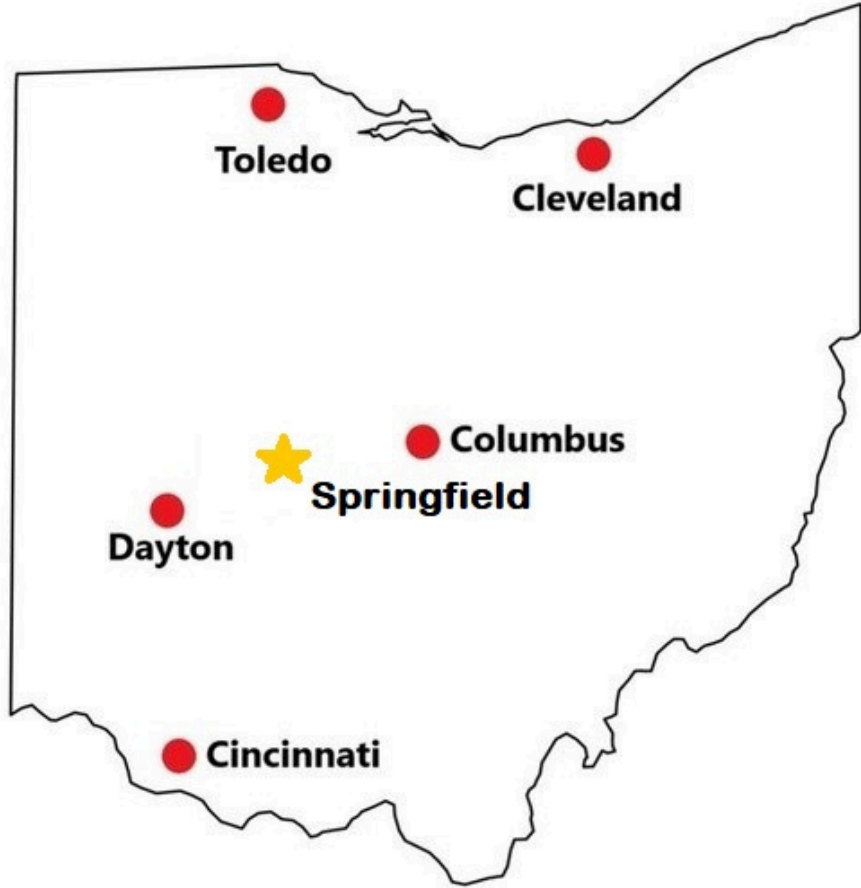
**Utilities:** City Water, Sewer, & Natural Gas

**HVAC Plant:** Forced Air Gas

**Zoning:** City M-1; General Manufacturing District

**Parcel Number:** 3400600010214002,  
3400600010214001 & 3400600010211014

**Annual Taxes:** \$18,211



Scan for more info



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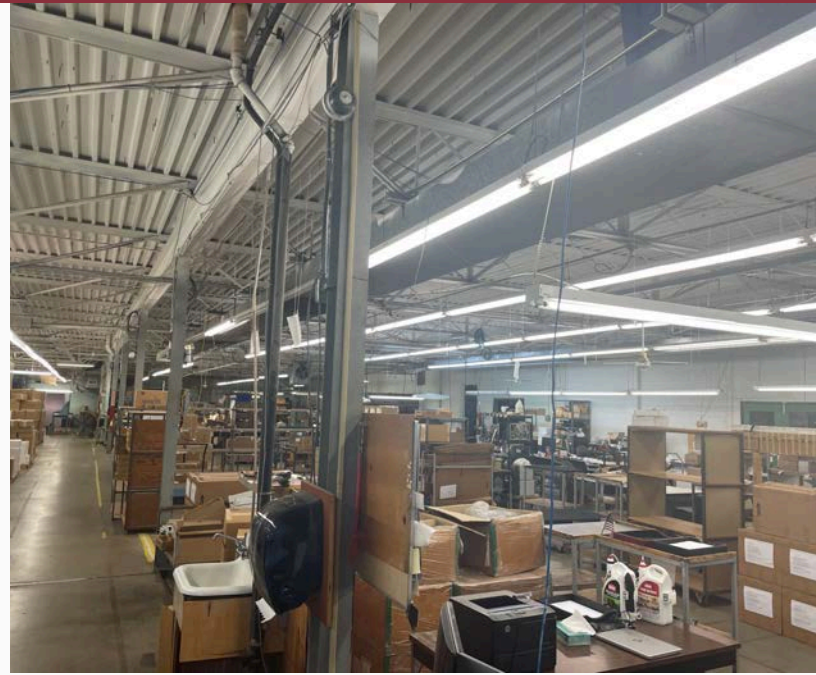
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