



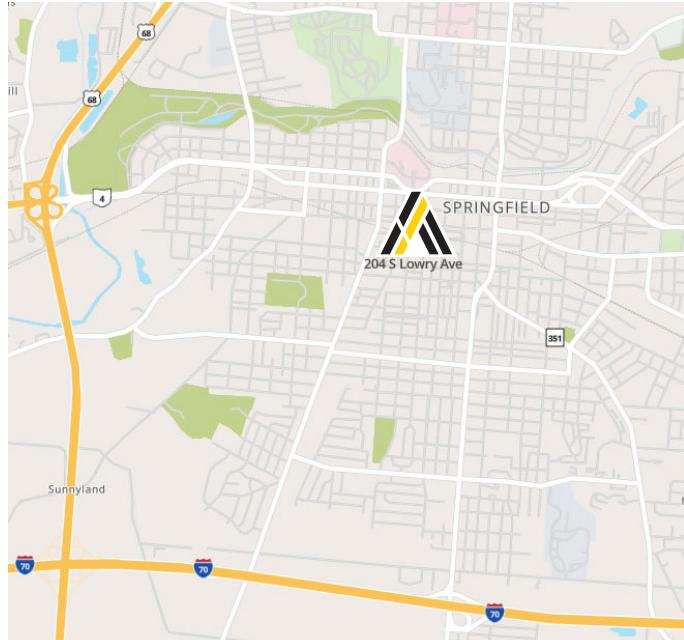
204-216 Lowry Avenue

Springfield, Ohio 45506

LEASE RATE:
\$4.25 PSF NNN

Property Highlights

- 56,892± SF Total - Divisible to a minimum of 10,522± SF
- 26,031± SF High Bay Warehouse
- 10,522± SF Flex Warehouse
- 20,339± SF Multi-Floor Office/Warehouse
- 4 Docks and 3 Drive-in doors
- 26,031± SF 24' Clear height
10,522± SF 13' Clear height
20,339± SF (4 floors) 10' - 12' Clear height
- 800 amp 240 v 3 phase and 200 amp 240 v 3 phase electric service
- Wet pipe sprinkler system
- Masonry & metal construction
- Natural gas heat
- Ample extra parking



Steve Peters, SIOR

Principal

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Joe Krug

Commercial Sales & Leasing

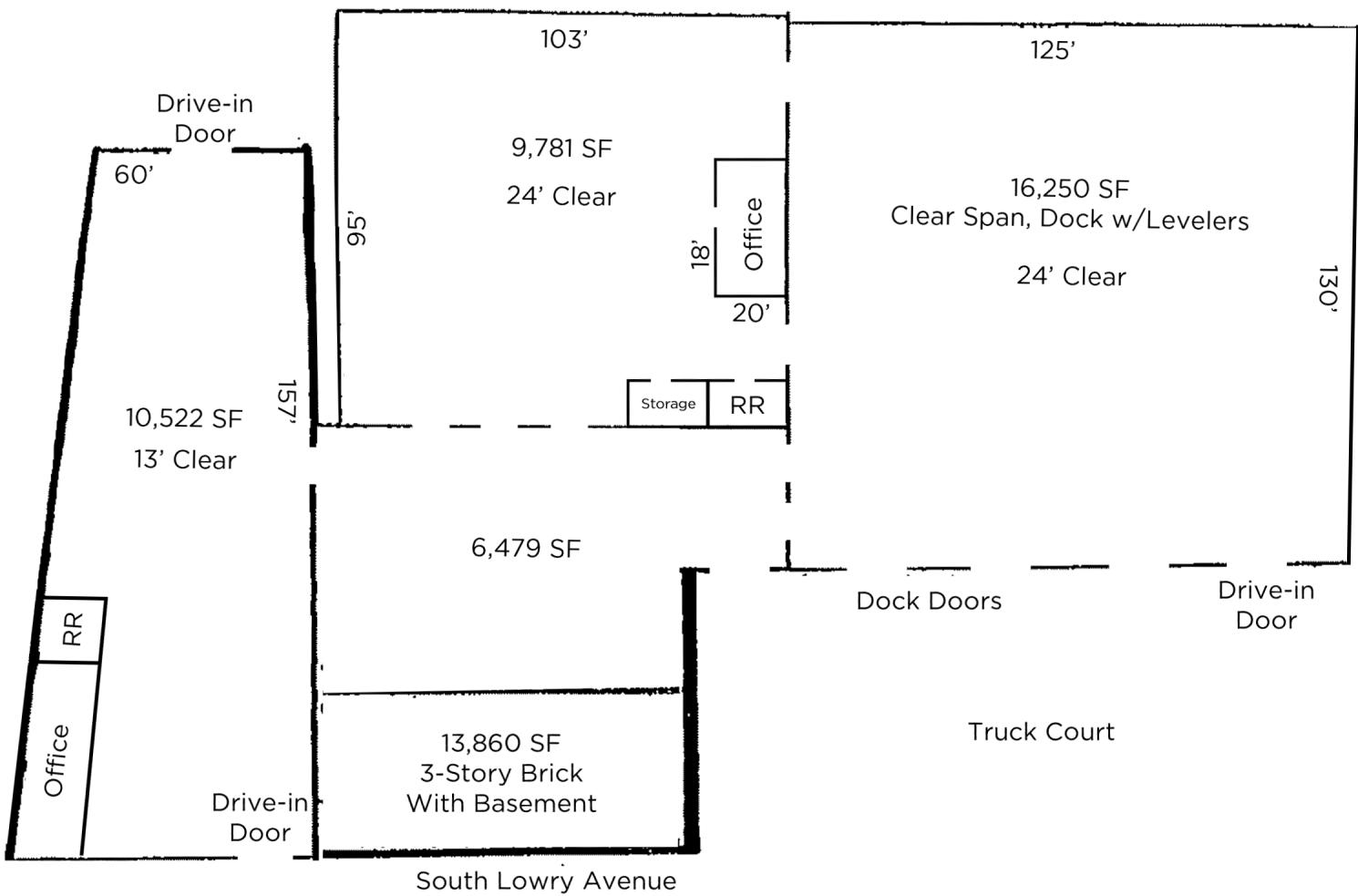
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Floor Plan



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Photos



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Aerial

