



204-216 Lowry Avenue

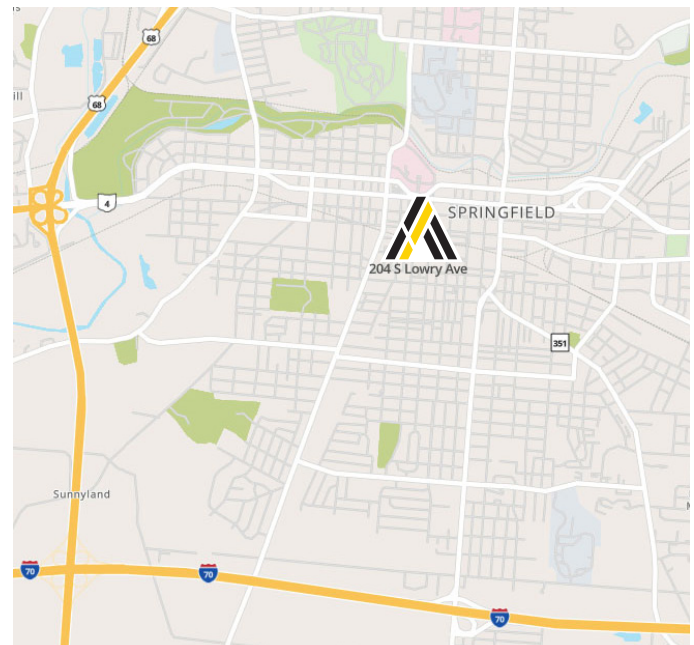
Springfield, Ohio 45506

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

937.469.8277

Steve.Peters@ApexCommercialGroup.com



Joe Krug

Commercial Sales & Leasing

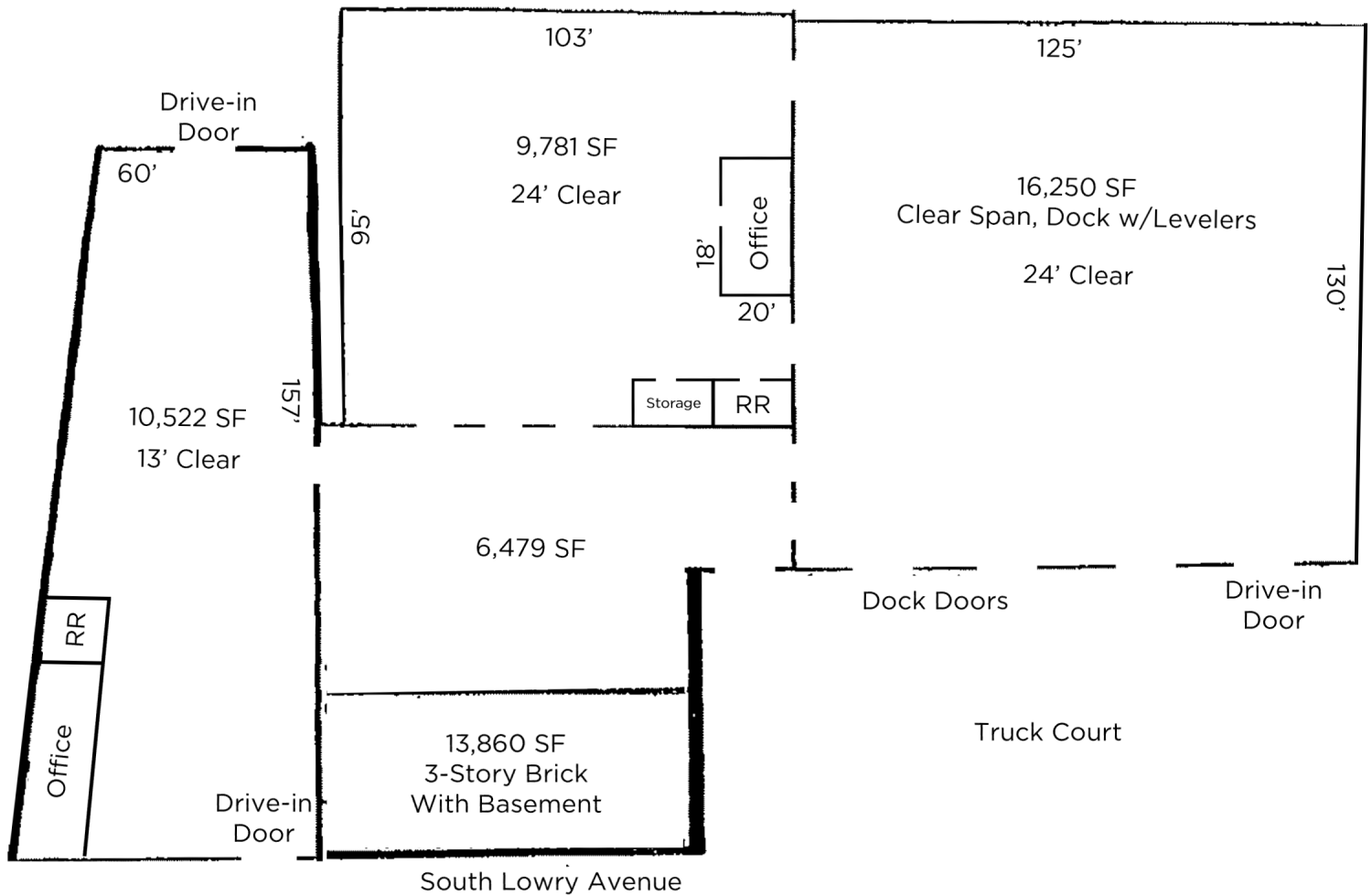
937.701.1083

Joe.Krug@ApexCommercialGroup.com

204-216 Lowry Avenue

Springfield, Ohio 45506

Floor Plan



204-216 Lowry Avenue

Springfield, Ohio 45506



Photos



[ApexCommercialGroup.com](https://www.ApexCommercialGroup.com)

Apex Commercial Group Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

204-216 Lowry Avenue

Springfield, Ohio 45506

Aerial



[ApexCommercialGroup.com](https://www.ApexCommercialGroup.com)

Apex Commercial Group Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.