



3.48 AC



FOR LEASE

**2385 Old Selma Rd
Springfield, OH 45505**

**Clear Span Warehouse & I-70 Billboard
6,000 SF - Drive Through Doors**



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FOR LEASE



WAREHOUSE FACILITY Springfield, OH - 6,000 SF

Lease Rate: \$12.00 NNN SF/YR

Location Information

Street Address	2385 Old Selma Rd
City, State, Zip	Springfield, OH 45505
County	Clark
Side of the Street	South
Nearest Highway	I-70
Nearest Airport	Dayton

Building Information

Building Size	6,000 SF
Warehouse SF	5,300 SF
Office SF	700 SF
Ceiling Height	19'
Recently Remodeled	Yes
Year Built	1972
Construction Status	Existing
Roof Condition	Good
Construction Type	Metal
Drive-In Doors	Two; 14' x 14'
Docks	One; Van High

Property Information

Property Type	Warehouse
Property Subtype	Commercial
Zoning	B-3; General Business
Fully Fenced Lot	3.48 Acres
Parcel #	3000700026201043
Parcel #	30007000260106
Power	220 Volts; 200 Amps
OPEX	\$0.80/SF/YR

Parking Information

Parking Type	Gravel
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Utilities & Amenities

Sprinkled	No
HVAC	Forced Air Gas
Trench Drain	Yes
Restrooms	One
I-70 Billboard	Available for Tenant Use



Tim Echemann
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Additional Photos

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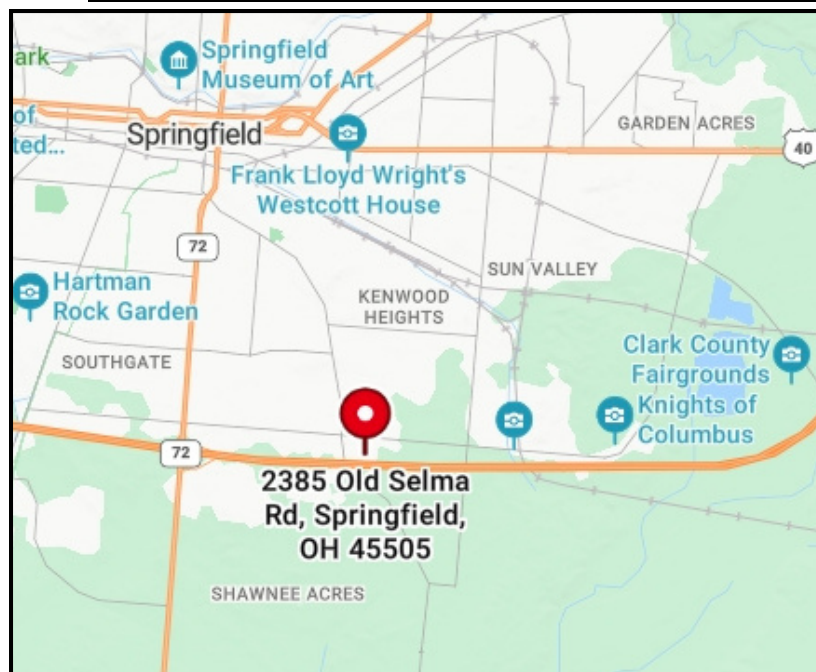
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About Springfield

- Centrally located between Columbus and Dayton, providing excellent access to major Midwest markets.
- Immediate access to major transportation routes including Interstates I-70 and U.S. Route 68, supporting efficient logistics and distribution.
- More than 60% of the U.S. and Canadian population can be reached within a one-day truck drive.

Location Information



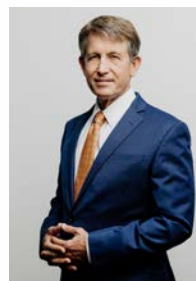
Demographics

Population

Springfield	58,620
Clark County	135,340

Income

Average HH Income	\$68,900
Median HH Income	\$47,143



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