

INCOME PRODUCING FACILITIES



1221 GROOP ROAD
SPRINGFIELD, OH 45504



Property Highlights:

Sale Price: \$800,000

Bldg. B Lease Rate: \$4.00 NNN SF/Year

Square Feet: 17,500 SF

Clear Height: 12' - 18'

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

One - 11' x 12'

Four - 14' x 14'

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



Tim Echemann

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1221 GROOP ROAD
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Land: 4.39 Acres

Office: 800 SF - 1 private office,
1 conference room, & One 3-person office

Roof: Metal

Floor: 6" - 8" Thick

Restrooms: 2 Unisex & Plumbing for 3rd

Power: 480 Volts III Phase

Year Built: 2008, 2005 & 1976

Lighting: LED & T8

Column Spacing: Clear Span

Parking Spaces: 30 Car & 10 Trailer Spaces

Utilities: Natural Gas, Well & Septic

HVAC Plant: Forced Air Gas/Radiant Gas Tube

Zoning: M2; Manufacturing

Parcel Number: 0500600030000093

Annual Taxes: \$5,809.18



Scan for more info

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