

MANUFACTURING SPACE AVAILABLE



**1701 WEST COUNTY LINE ROAD
SPRINGFIELD, OHIO 45502**

51,192 SF AVAILABLE
FOR SALE: \$2,490,000
FOR LEASE: \$4.50 NNN SF/YEAR

SPECIAL FEATURES

Dual Drive in lanes 2 Ton Crane Rail
Multiple access points Block Skirt

Property Overview

- Total Land Area: 3.64 acres
- Building Size: 51,192 SF
 - Warehouse Space: 48,887 SF
 - Office Space: 2,305 SF
 - Pole Barn: 3,360 SF (Currently Leased)

Building Details

- Construction: Metal with Block Skirt
 - Roof: New Metal Roof (2023)
 - 26,000 SF Roof (1992)
- Clear Height: 14' – 24'; 16' – 22'
- Column Spacing: 25' x 50'
- Drive-In Doors: 9 Total
 - Sizes include:
 - 20' x 14', 15' x 10', 12' x 12', 16' x 14'
 - Five doors measuring 14' x 14'
- Docks: 1 Dock (10' x 12')

Utilities & Systems

- Power Supply: 480 Volts, 800 Amps, III Phase, Bus Ducts
- Lighting: T-8
- HVAC: Forced Air Gas & Infrared
- Utilities Available: Natural Gas, Well, Septic

Property History & Zoning

- Year Built: 1979, 1999, 2001
- Zoning: M-2, Heavy Manufacturing District
- Flood Zone: Not in a flood area

Additional Features

- Parking Spaces: 65
- Outside Storage: Available

Financial Information

- Parcel Number: 0500200011000091
- Annual Taxes: \$24,283.22