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For Lease

\$5.95/SF
(NNN)

2.89 Acres
APN: 2200300032100022
Township: Moorefield
42,185 SF

Contact:

Douglas D. Smith
Commercial Realtor®
Westwood Commercial
Real Estate Co.

doug.smith@westwoodohio.com
(614) 869-7139

200 Eagle City Road

Springfield, OH 45502

42,185 SF Industrial Warehouse for LEASE

Property/Location Highlights:

- 4,170 SF of renovated office space with 8 offices, 2 conference rooms, and customer sales area.
- 37,820 SF of warehouse space
- 4 Drive-In Doors and two Docks and 3 common dock doors. See page 3 for details.
- 2.89 Acres of land with 1.25 acres fenced/secured
- Strategically located in Springfield, 6 minutes north of I-70 and one day trucking access to 60% of the US Population.
- Parking lot for customers/employees has 16 parking spaces with additional abundant parking within fenced area.
- Warehouse clear height varies from 12' to 22'
- Heavy Power
- Wet Sprinkler System



Community Profile



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Community Profile: Springfield, OH

Springfield offers a proven logistics and industrial environment ideally suited for distribution, warehousing, and light manufacturing users. Positioned along the I-70 corridor with efficient access to I-75, this property provides one-day truck reach to a majority of the U.S. population while avoiding the congestion and cost of larger metro markets. Springfield has a long manufacturing legacy, translating into a skilled, reliable workforce and an operating environment that understands industrial users. Competitive real estate costs, business-friendly local leadership, and established transportation infrastructure make Springfield an attractive alternative to Columbus and Dayton for tenants seeking speed-to-market, labor stability, and long-term operational efficiency. The Eagle City Road industrial area supports scalable logistics operations with strong regional connectivity and predictable operating fundamentals.

200 Eagle City Road/Springfield Highlights:

- Convenient access to I-70 with quick connections to I-75
- One-day truck reach to 60%+ of the U.S. population
- Established Midwest distribution and manufacturing hub
- Lower labor and occupancy costs vs. major metros
- Experienced industrial and logistics workforce
- Rail access available within the regional market
- Business-friendly permitting and local support
- Reduced congestion and faster freight movement
- Affordable housing and short employee commutes



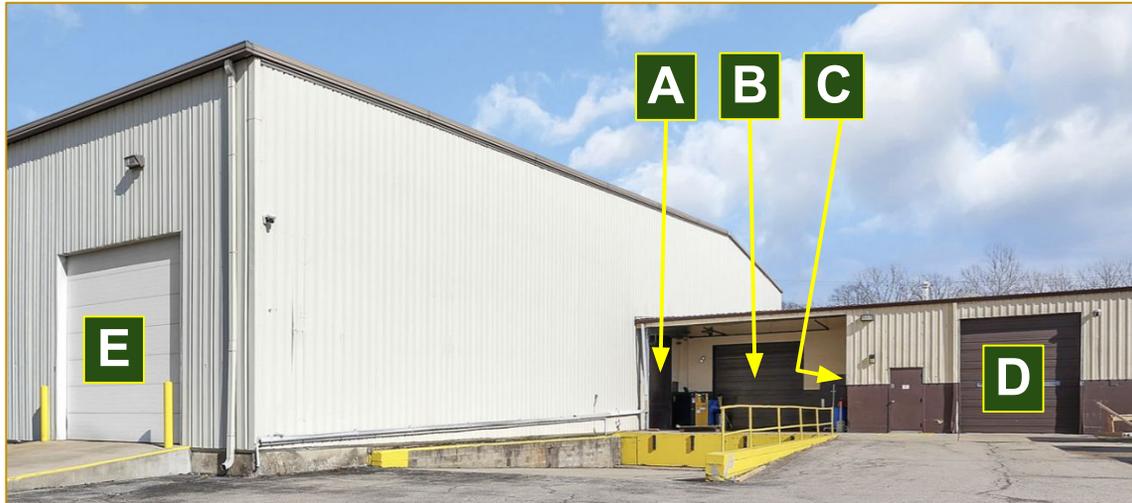
Building Details

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Total Acreage:	2.89 Acres
Total SF:	42,185 SF
Warehouse SF:	37,820 SF
Office SF:	4,365 SF (includes Warehouse Mezz)
Year Built:	1968/1995
Dock Doors:	(A): 1 (12' x 14') (B): 1 (12' x 12') (C): 1 (12' x 9')
Drive-In Doors:	(D): 1 (10' x 12') (E): 2 (12' x 14') (F): 1 (18' x 20')
Clear Height:	Mid-Bay (A): 12'-9" Rear (B): 22'
Security:	Fenced Yard (1.25 Acres)
Location:	6 minutes from I-70
Zoning:	I-1 (Light Industrial)

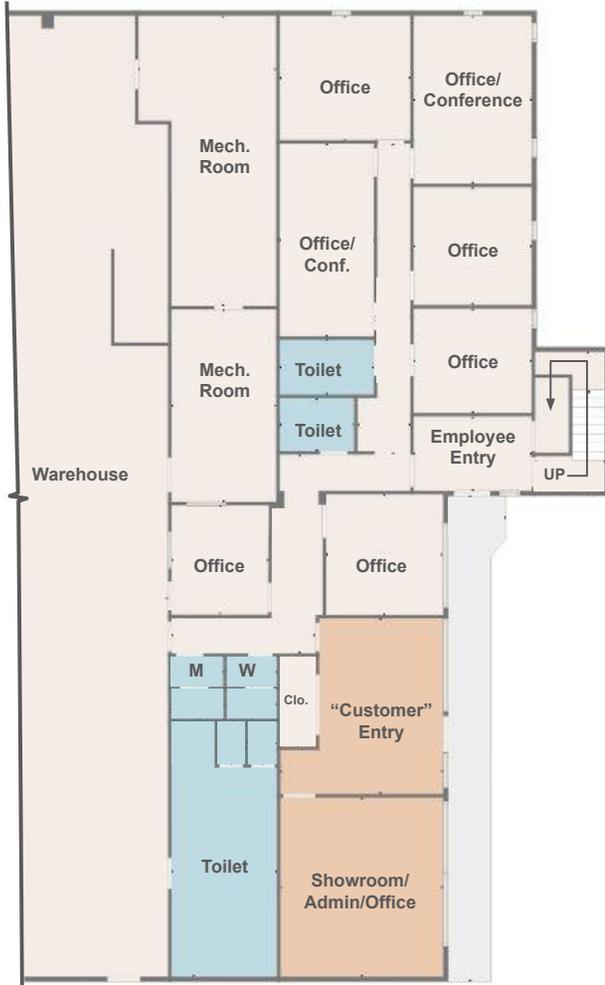
Floor Plan - Office



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First Floor Plan - Office

Not to Scale/For Reference Only



Second Floor Plan - Office

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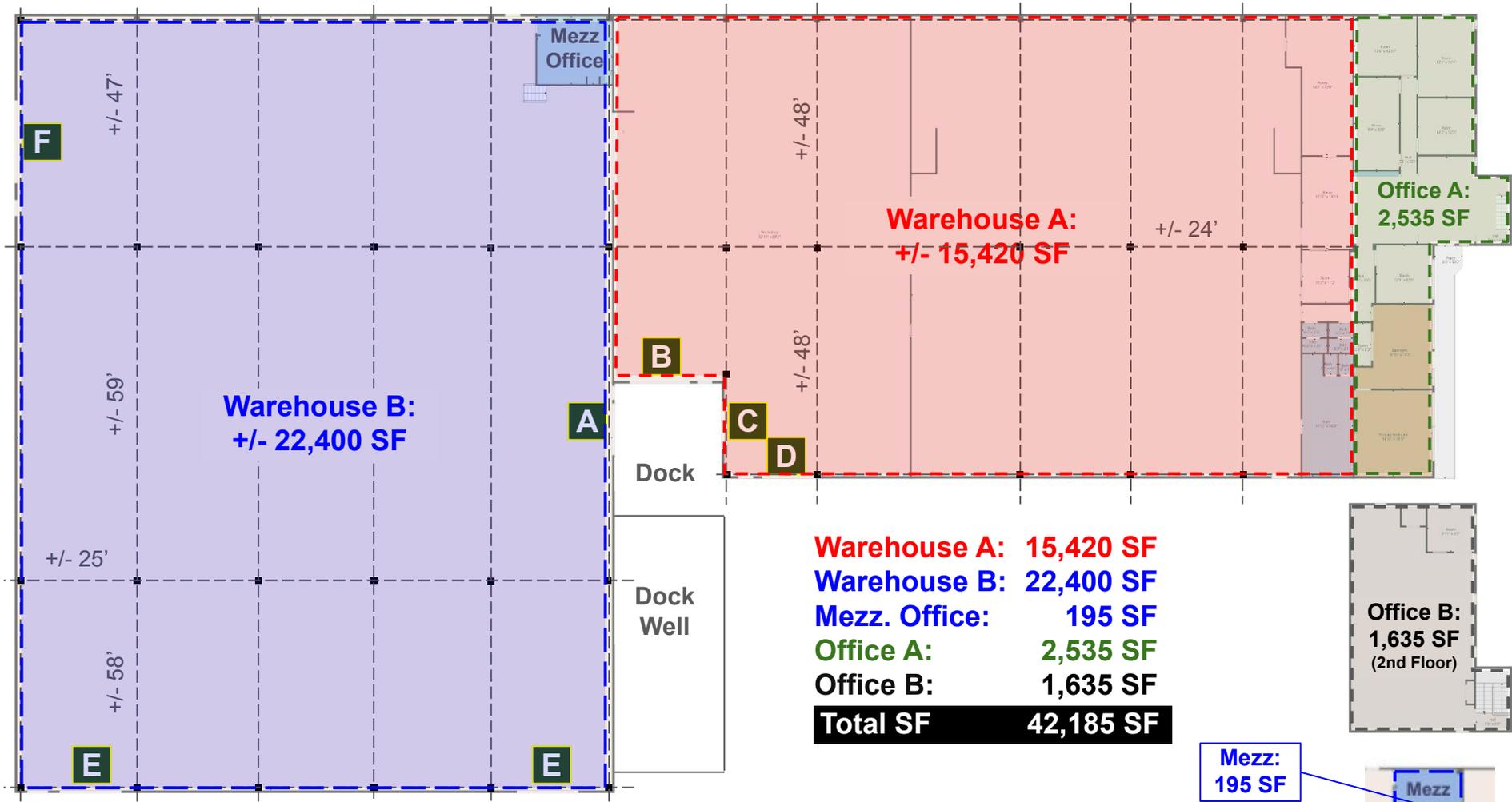
Floor Plan - Building



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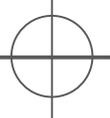
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Floor Plan

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X Door Designation - See Page 3 for door sizes.

Mezz:
195 SF



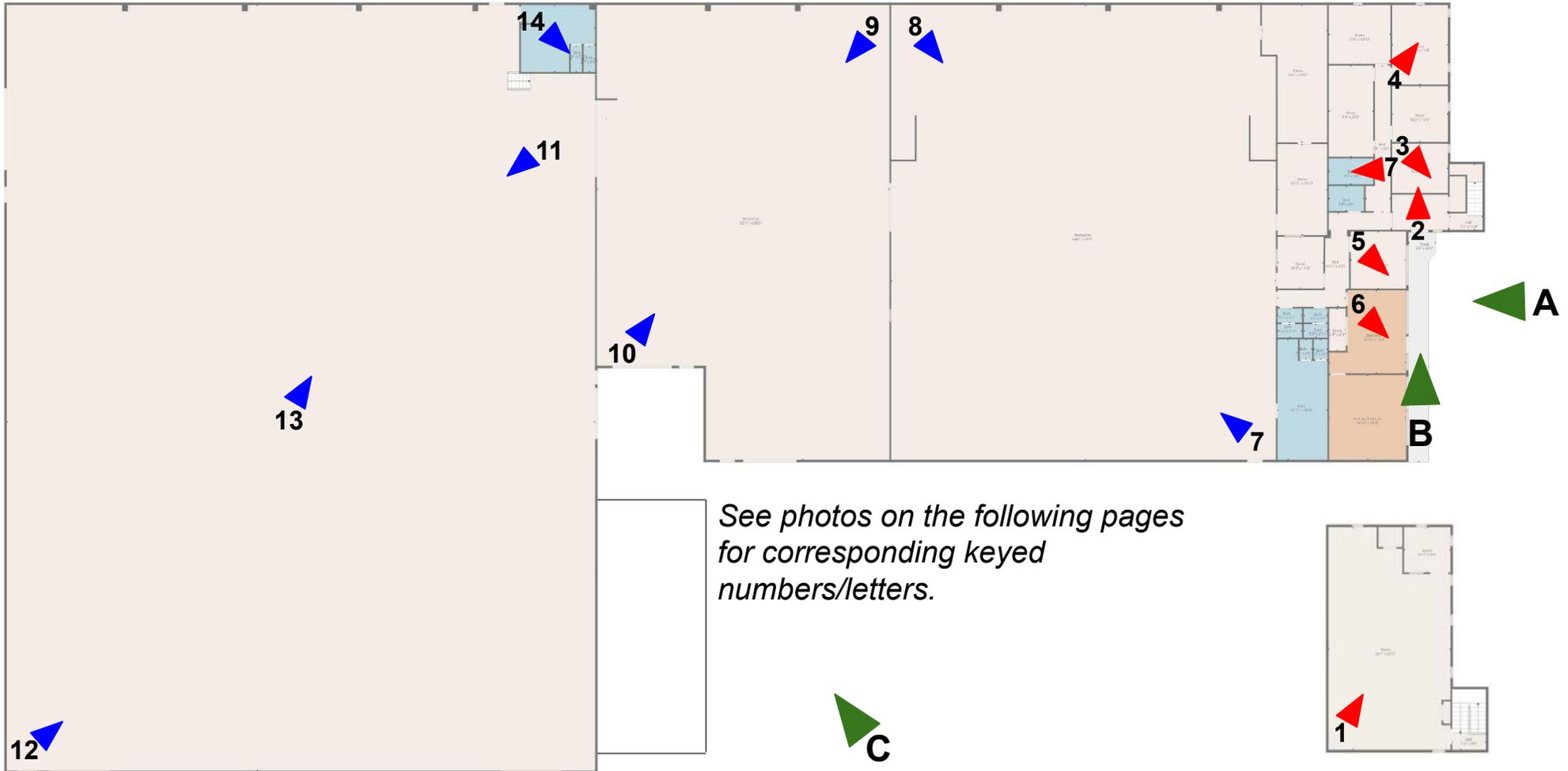
Floor Plan

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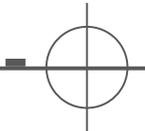
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See photos on the following pages
for corresponding keyed
numbers/letters.

Photo Key

Not to Scale/For Reference Only



Aerial Photo

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Aerial Photo

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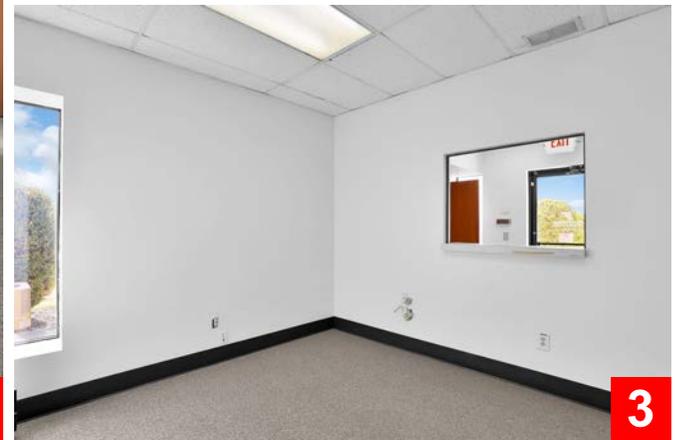
Interior Photos

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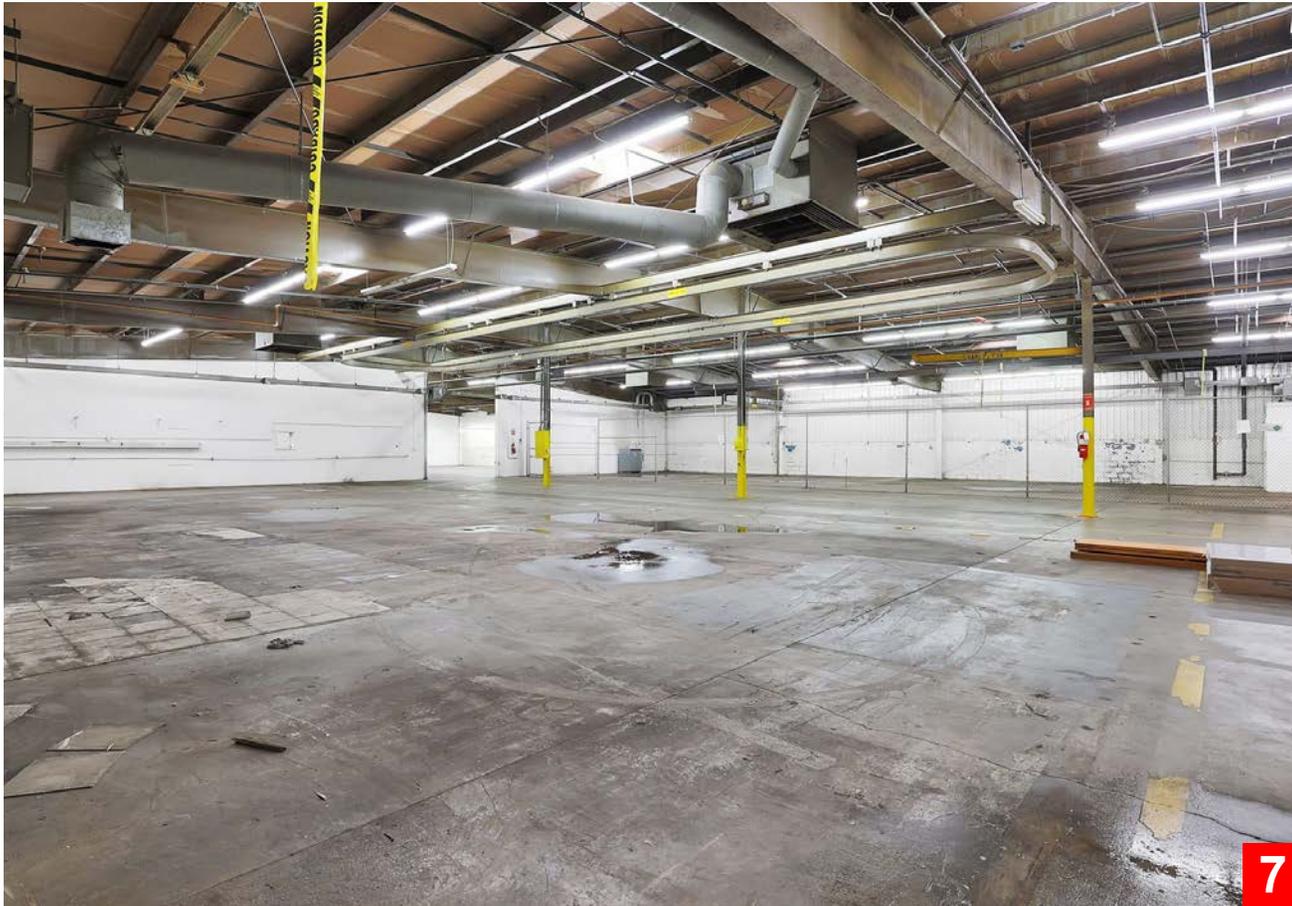
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Interior Photos

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Competitive real estate costs, business-friendly local leadership, and established transportation infrastructure make Springfield an attractive alternative to Columbus and Dayton for tenants seeking speed-to-market, labor stability, and long-term operational efficiency.

Exterior Photos



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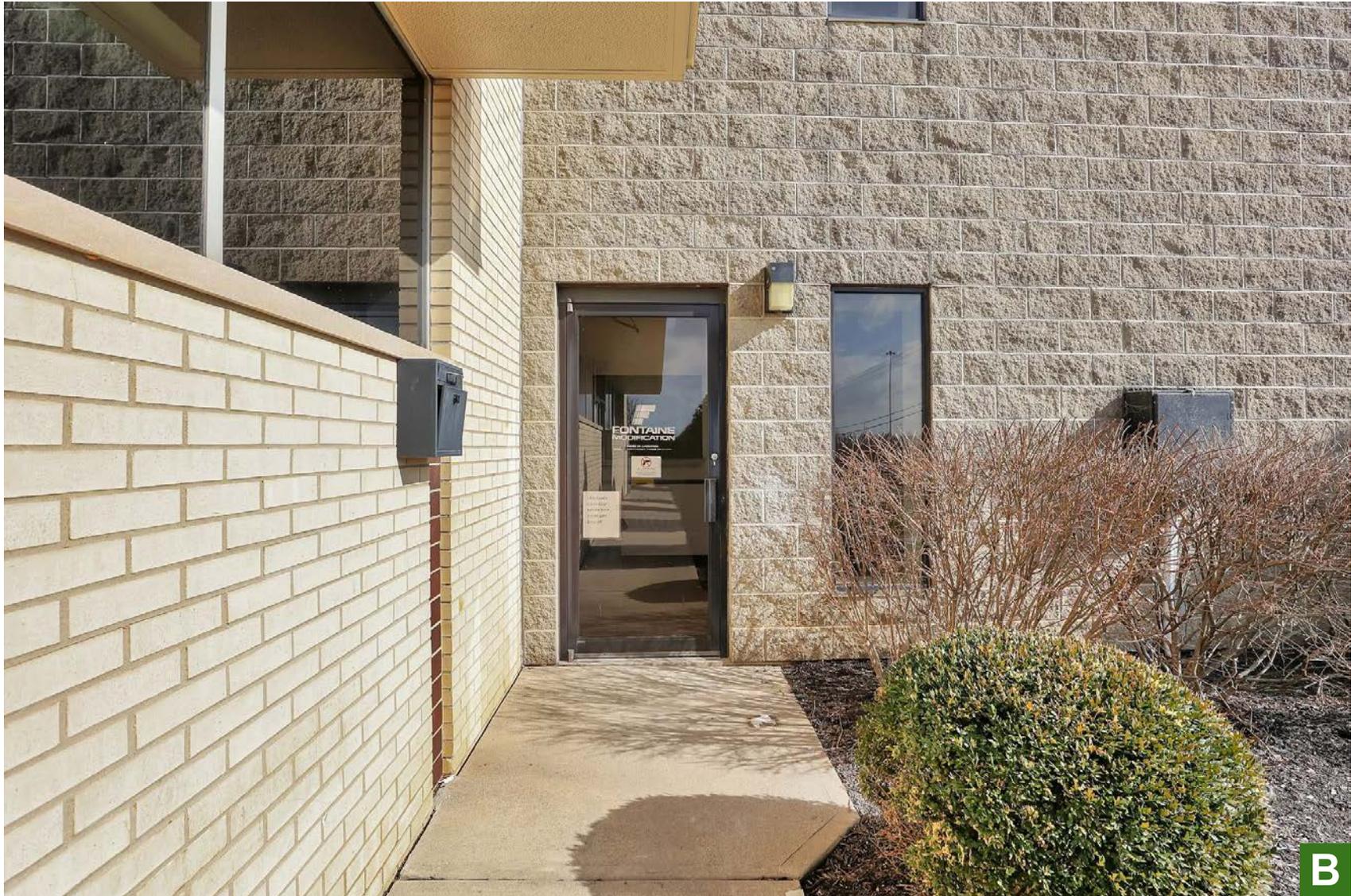
Exterior Photos



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Exterior Photos



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Site Plan/Parcel Map



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Positioned along the I-70 corridor with efficient access to I-75, this location provides one-day truck reach to 60% of the U.S. population while avoiding the congestion and cost of larger metro markets. Springfield has a long manufacturing legacy, translating into a skilled, reliable workforce and an operating environment that understands industrial users.



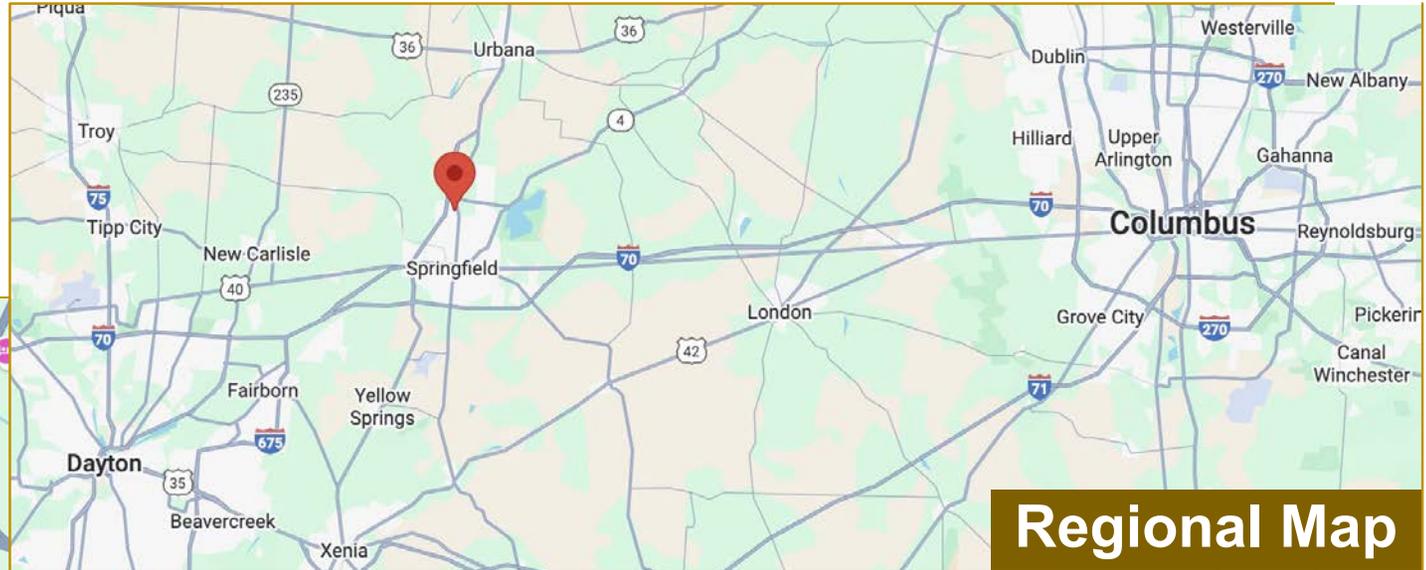
Location Maps



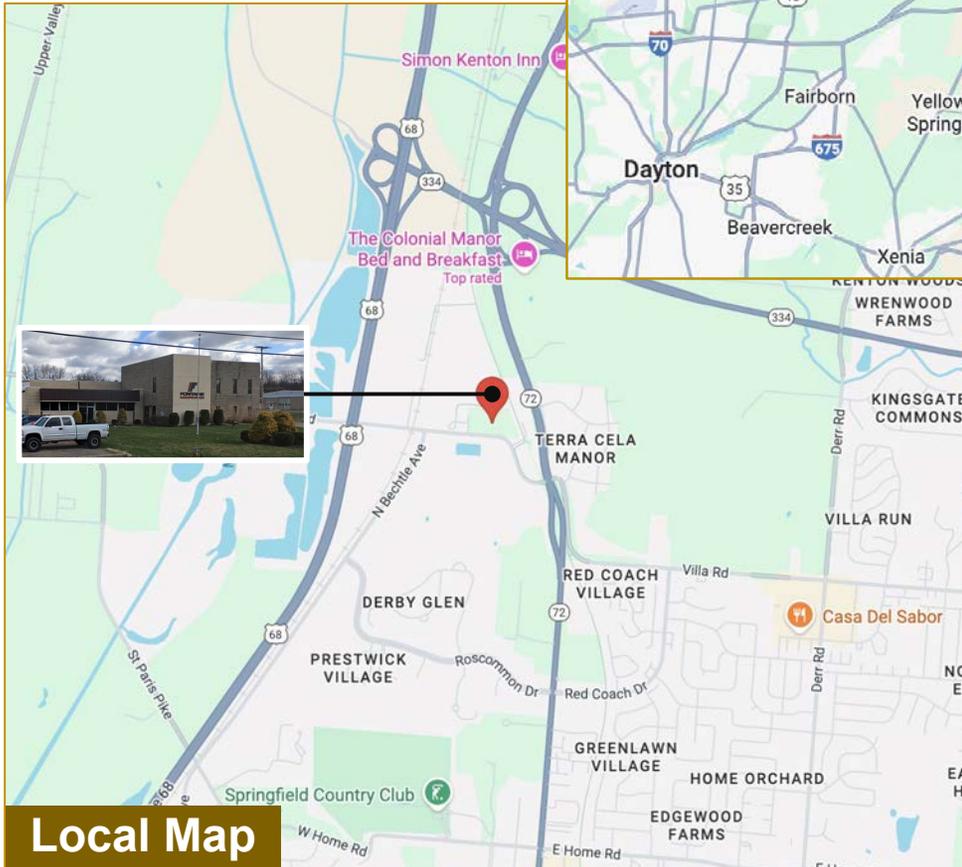
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Regional Map



Local Map

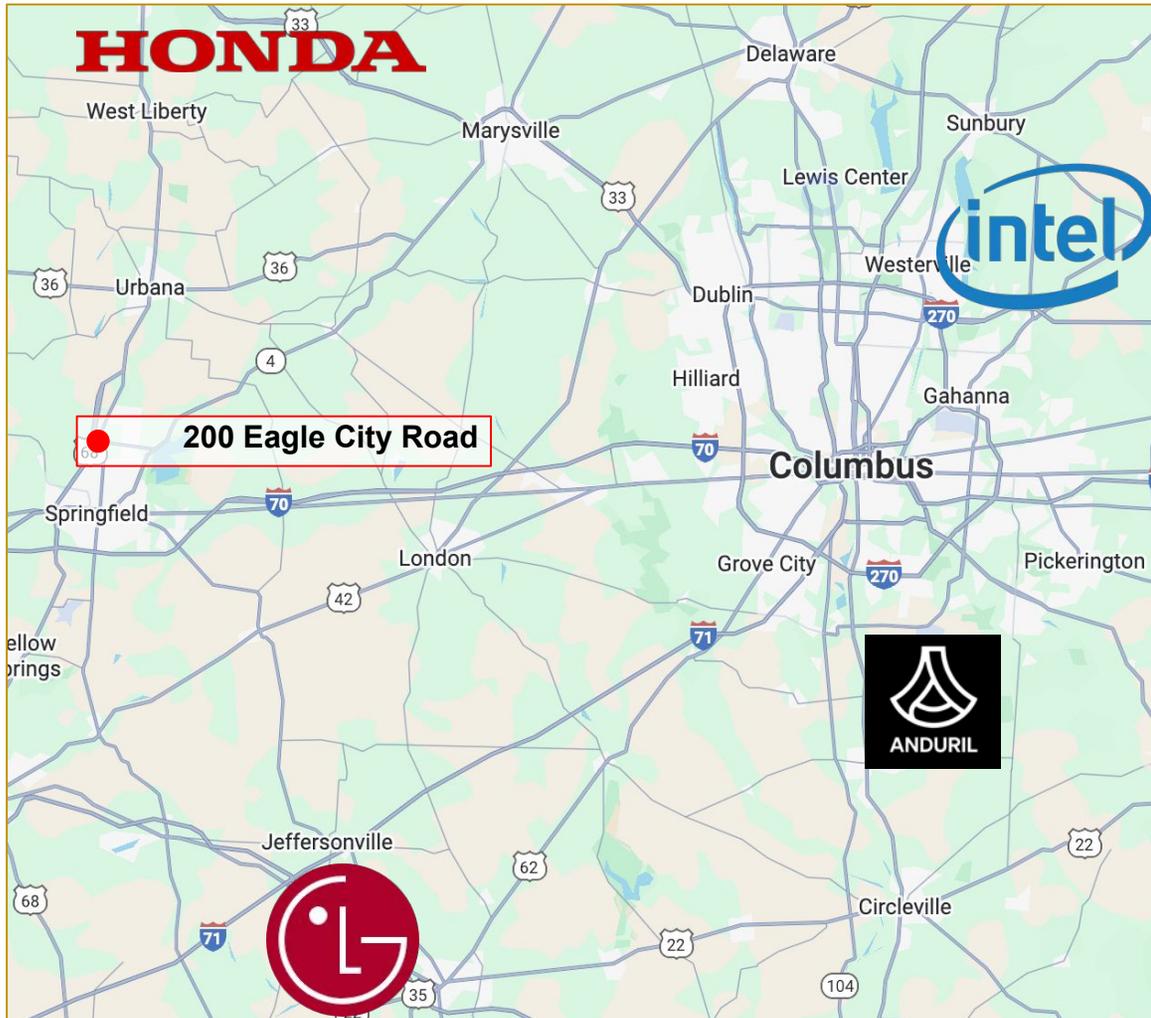
The Eagle City Road industrial area supports scalable logistics operations with strong regional connectivity and predictable operating fundamentals.

Drive Times

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This property enjoys a strategic location near four of the largest manufacturing investments in Ohio's history: Anduril Industries Defense Production Facility - Arsenal 1, near Rickenbacker International Airport, Honda's North American Automobile Operations in Marysville, Intel's cutting-edge Semiconductor Manufacturing Facility - Ohio One, in New Albany, and LG Energy Solutions' Advanced Battery Plant in Jeffersonville. This prime position places the property at the heart of a rapidly evolving economic corridor, offering unparalleled access to growth, innovation, and opportunity to support these and other growing companies in the Columbus/Dayton/Cincinnati Region.

Drive Times to the following landmarks:

Miles	To	Miles	To
6	I-70	34	Honda America
20	Wright-Patt AFB	47	Columbus
29	Dayton	60	Anduril Industries
30	Dayton Airport	70	Intel - Ohio One
30	LGES Battery Plant	85	Cincinnati
34	I-75	127	Port of Toledo

Logistics Profile



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2-Digit NAICS	Employment	% of Total	Annualized Earnings per Job	Relative to Total
00 Total	56,573,851	100.0%	\$67,956	100.0%
62 Health Care and Social Services	8,528,285	15.1%	\$65,440	96.3%
31-33 Manufacturing	5,995,902	10.6%	\$77,928	114.7%
44-45 Retail Trade	5,743,759	10.2%	\$38,889	57.2%
72 Accommodation and Food Services	4,979,581	8.8%	\$26,813	39.5%
61 Educational Services	3,857,955	6.8%	\$64,647	95.1%
54 Professional, Scientific, and Technical Services	3,317,616	5.9%	\$112,991	166.3%
56 Admin. & Support & Waste Mgt. & Rem. Services	3,055,496	5.4%	\$52,867	77.8%
92 Public Administration	2,769,514	4.9%	\$80,863	119.0%
48-49 Transportation & Warehousing	2,763,409	4.9%	\$64,385	94.7%
23 Construction	2,498,597	4.4%	\$79,788	117.4%

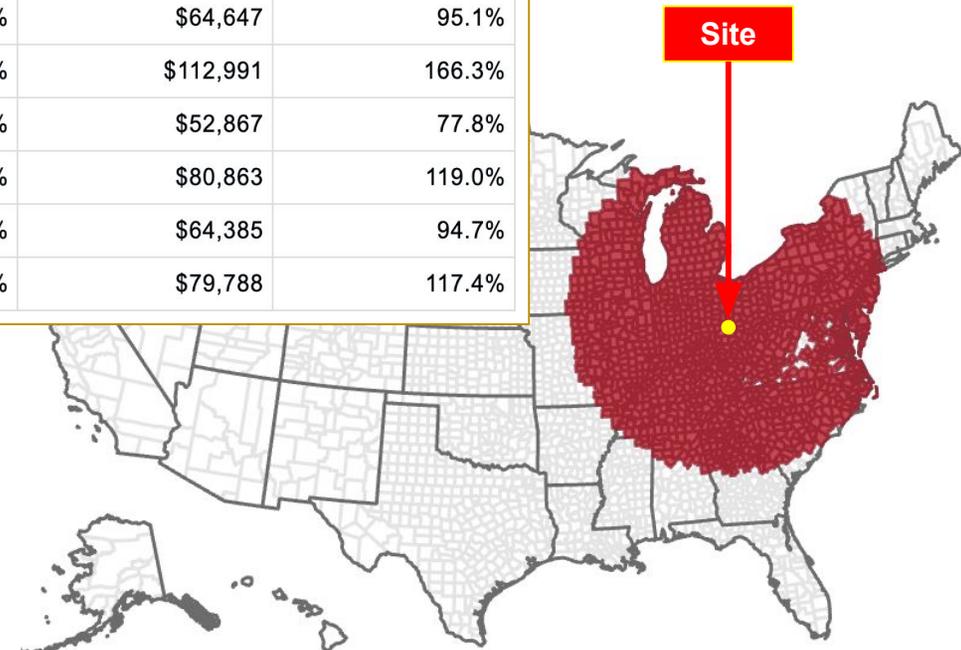
Data provided by [StatsAmerica](https://www.statsamerica.com)

500-Mile Radius Report for: Springfield, Ohio

2024 Population within 500 Mile Radius: **127,532,860**

10 Year Projected Growth within 500 Mile Radius: **4.5%**

The I-70/I-75 Corridor is a key global logistics corridor, connecting major brands and leading service providers to industrial and consumer supply chains throughout the world.



Demographics



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 200 Eagle City Road, Springfield, OH 45502

CITY, STATE

Springfield, OH

POPULATION

50,530

AVG. HH SIZE

2.48

MEDIAN HH INCOME

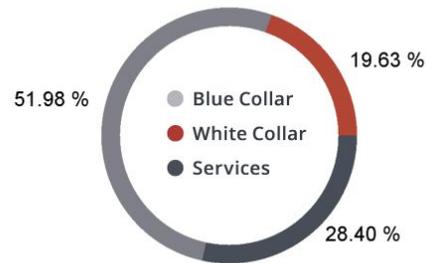
\$39,206

HOME OWNERSHIP

Renters: **7,647**

Owners: **12,769**

EMPLOYMENT



43.66 %
Employed

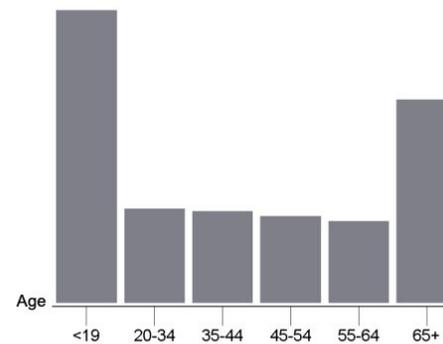
2.53 %
Unemployed

EDUCATION

High School Grad: **38.62 %**
Some College: **20.77 %**
Associates: **6.18 %**
Bachelors: **19.21 %**

GENDER & AGE

48.27 % **51.73 %**

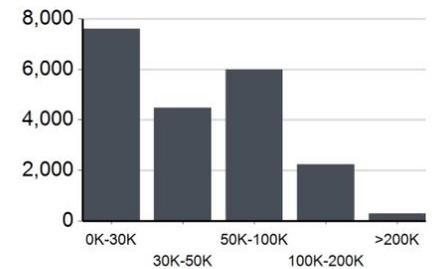


RACE & ETHNICITY

White: **90.59 %**
Asian: **1.10 %**
Native American: **0.03 %**
Pacific Islanders: **0.01 %**
African-American: **4.73 %**
Hispanic: **1.09 %**
Two or More Races: **2.45 %**

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING



Demographics

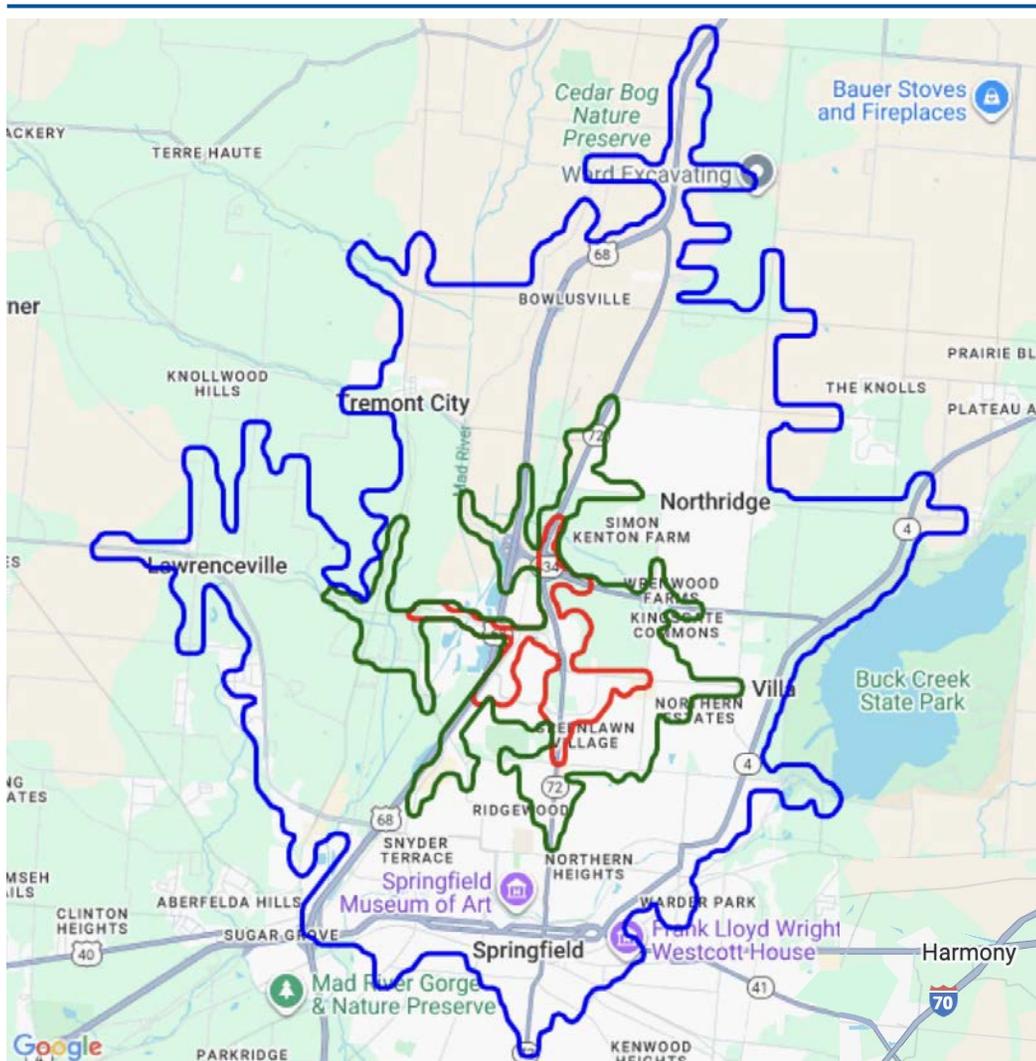


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Demographics



Population

Distance	Male	Female	Total
3- Minute	923	1,091	2,014
5- Minute	4,320	4,922	9,242
10- Minute	24,389	26,141	50,530



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EXCLUSIVELY LISTED BY:

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Commercial Realtor®

Westwood Commercial Real Estate Co.

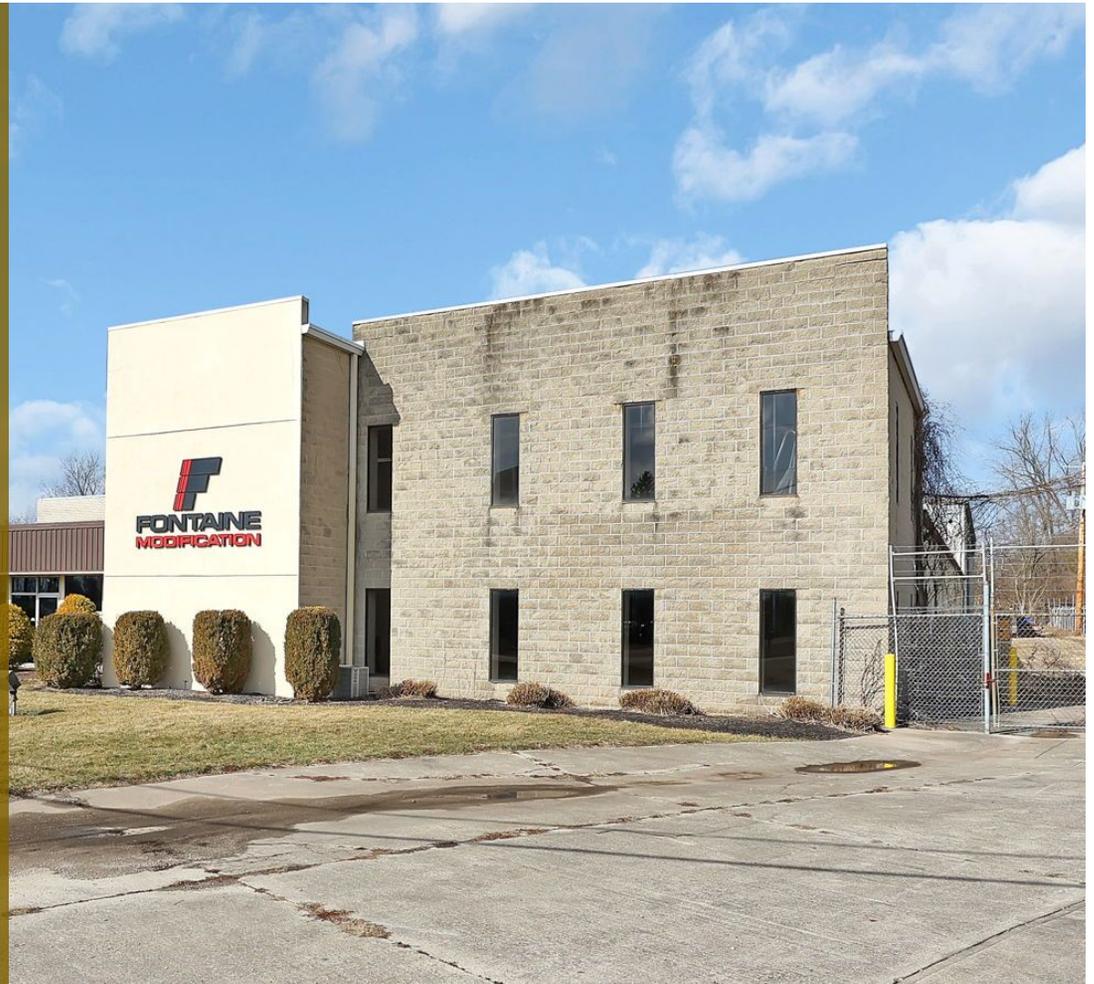
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Thank you!