



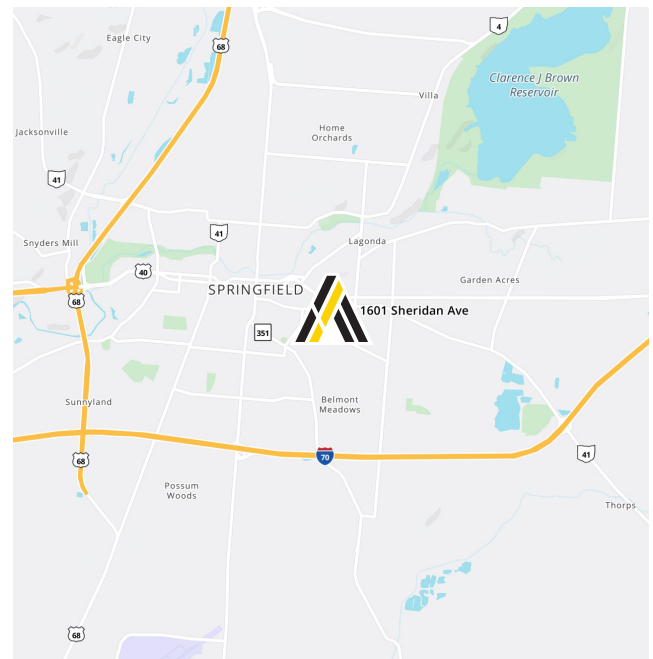
1601 Sheridan Avenue

Springfield, Ohio 45505

SALE PRICE:
\$895,000

Property Highlights

- **11,600± SF Industrial Facility:** Functional industrial building offering a versatile mix of shop, warehouse, and office space.
- **4.21± AC Site:** Generous site provides ample room for parking, outdoor storage, equipment, or future expansion opportunities.
- **Truck & Equipment Friendly:** Three 14' x 14' overhead doors and two 12' x 10' doors provide excellent access for trucks, equipment, and material handling.
- **Well-Equipped Shop & Office:** Radiant-heated shop area with a 6" concrete floor, plus heated and air-conditioned office space and two restrooms.
- **Additional Infrastructure:** Oil separator serving the floor drains and potential to add a loading dock in the rear enhance the property's functionality for a variety of industrial users.



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Springfield, Ohio 45505

Building Specifications

Location:	1601 Sheridan Avenue Springfield, Ohio 45505	Power:	300 Amp
Total SF:	11,600± SF	Construction:	Wood Framed
Office SF:	1,600± SF	Zoning:	CITY I-LI - Light Industrial
Warehouse SF:	10,000± SF	City:	Springfield
Total Acreage:	4.21± Acres	County:	Clark County
OH Doors:	3 (14' x 14') and 2 12' x 10')	Additional:	Oil separator for floor drains

Aerial



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Photos



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