

**PRICE REDUCED!**



## 204-216 Lowry Avenue

Springfield, Ohio 45506

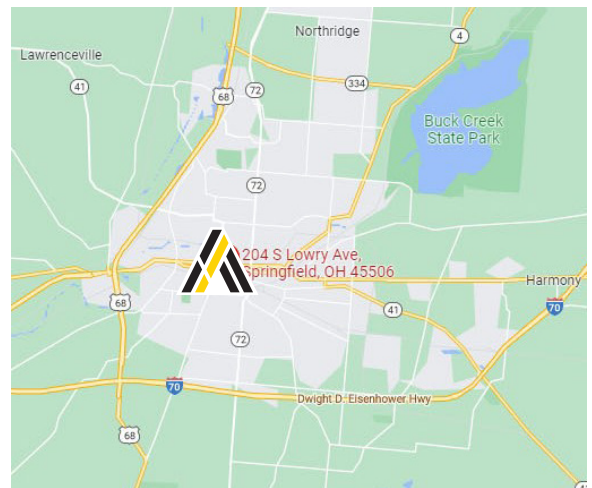
**SALE PRICE:**

~~\$1,450,000~~

**\$950,000**

### Property Highlights

- 56,892± SF Total
- 26,031± SF High Bay Warehouse
- 10,522± SF Flex Warehouse
- 20,339± SF Multi-Floor Office/Warehouse
- Located in Springfield, Ohio, a city which has redeveloped several old factory sites and continues to commit to its revitalization.
- Over the last decade more than \$400 million have been spent on new developments in downtown Springfield.
- NTPRD Chiller, an indoor ice skating arena, which generates about \$60 million in economic impact according to the National Parks and Recreation Association, sits immediately north of the site.
- Springfield is home to a vibrant arts community normally found in much larger cities. The Springfield Symphony Orchestra and Clark State Performing Arts Center are located less than 1/2 mile from the site.
- Wittenberg University, a four-year private liberal arts university serving almost 2,000 undergraduates, sits less than 1 mile north and Clark State Community College sits 1/2 mile east of the site.



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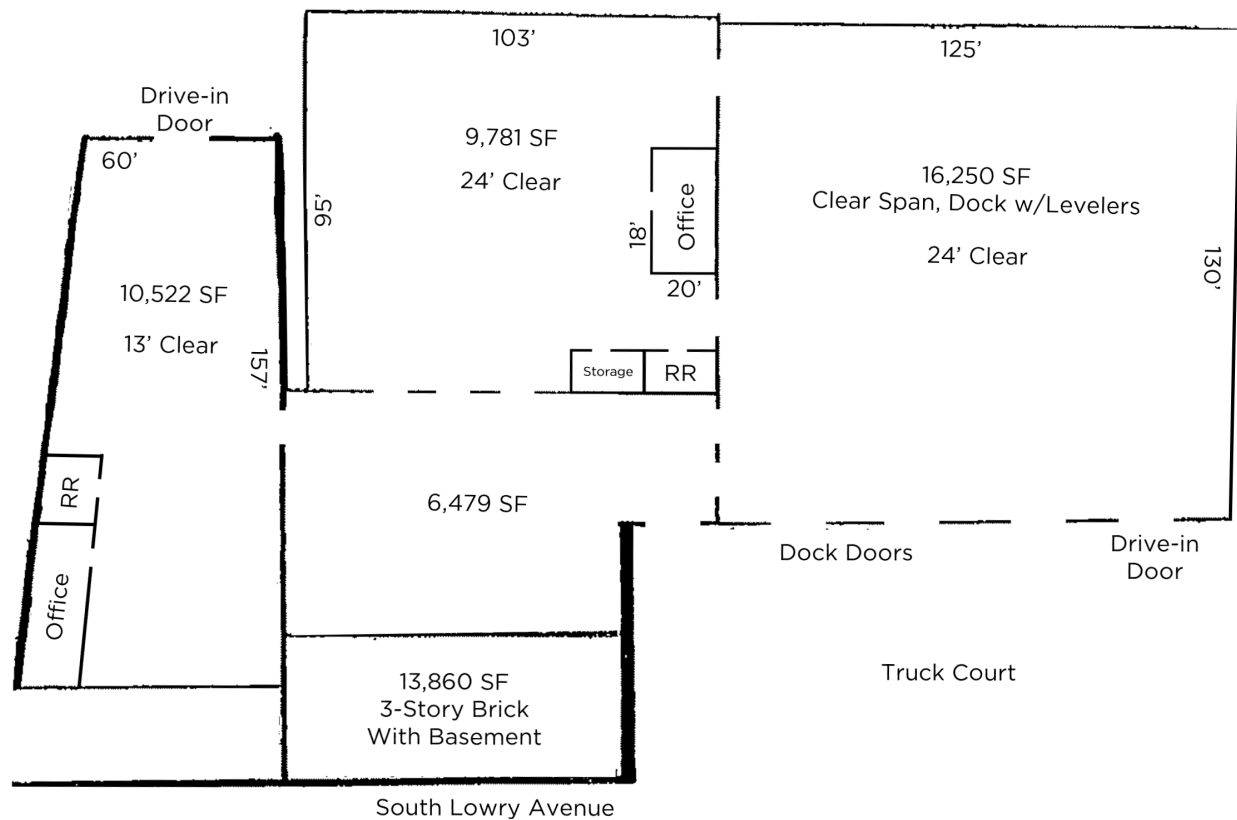
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## Industrial Space

### Building Specifications

|                   |   |
|-------------------|---|
| Available:        | 56,892± SF  |
| Docks:            | 4   |
| Drive-In Doors:   | 2   |
| Ceiling Height:   | 26,031± SF 24' clear<br>10,522± SF 13' clear<br>20,339± SF (4 floors) 10' - 12' clear |
| Construction:     | Masonry & metal   |
| Electrical:       | 800 amp 240 v 3 phase<br>200 amp 240 v 3 phase  |
| Sprinkler System: | Wet pipe  |
| Heating:          | Natural Gas   |
| Lighting:         | Metal halide & fluorescent  |

## Floor Plan





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## Photos



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## Aerial

