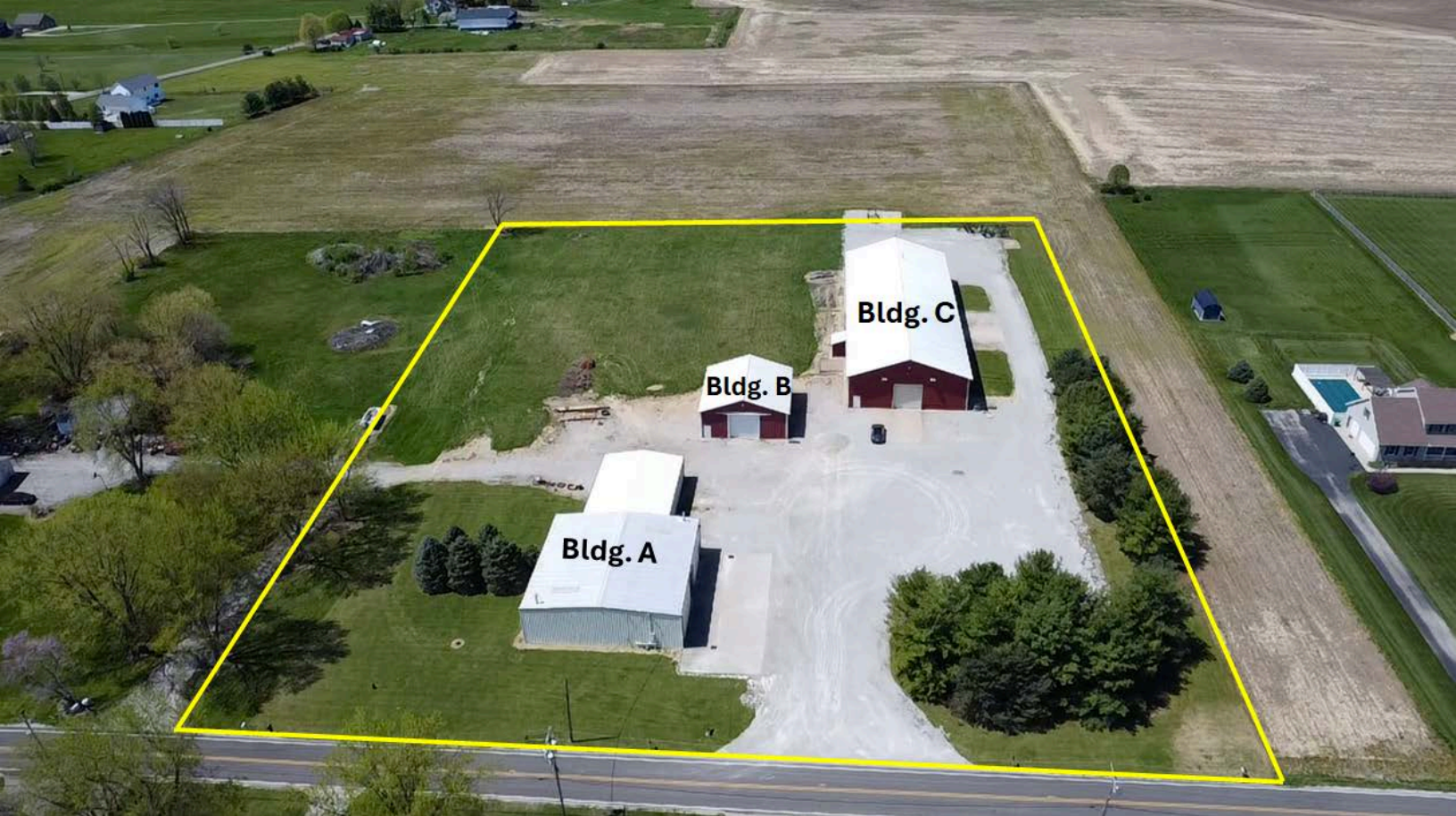




FOR SALE OR LEASE

1221 Groop Rd
Springfield, OH 45504
Income Producing Facilities
17,500 SF



P: 937.492.4423

E: techemann@ipbindustrial.com or conrad@ipbindustrial.com

FOR SALE OR LEASE

INCOME PRODUCING FACILITIES

Springfield, OH - Bldg. A

Sale Price: \$800,000

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



Building Specifications

Bldg. A SF	5,700 SF
Warehouse SF	5,300 SF
Office SF	800 SF
Roof	Metal; Good Condition
Lighting	T-8
Clear Height	12'-14'
Zoning	M2; Manufacturing
Power	480 Volts; III Phase
HVAC	Forced Air Gas
Cranes	Two; 2,000 lb JIB Crane w/ Hoist
Cranes	One; 2,000 lb Bridge Crane
Drive-In Doors	One; 11' x 12' & One; 12' x 14'
Air Compressor & Air Lines	Yes
Parking	10 Car & 10 Trailer Spaces
Land	4.39 Acres
Year Built	1986
Expandable Land	14.05 Acres
Annual Taxes	\$5,809



FOR SALE OR LEASE

INCOME PRODUCING FACILITIES

Springfield, OH - Bldg. B

Sale Price: \$800,000

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



Building Specifications

Bldg. B SF	1,800 SF
Roof	Metal; Good Condition
Lighting	LED
Clear Height	14'
Zoning	M2; Manufacturing
Power	480 Volts; III Phase
HVAC	Forced Air Gas
Drive-In Doors	One; 14' x 14'
Outside Security Cameras	Yes
Parking	10 Car & 5 Trailer Spaces
Land	4.39 Acres
Year Built	2008
Expandable Land	14.05 Acres
Clear Span	Yes
Annual Taxes	\$5,809



FOR SALE OR LEASE

INCOME PRODUCING FACILITIES

Springfield, OH - Bldg. C

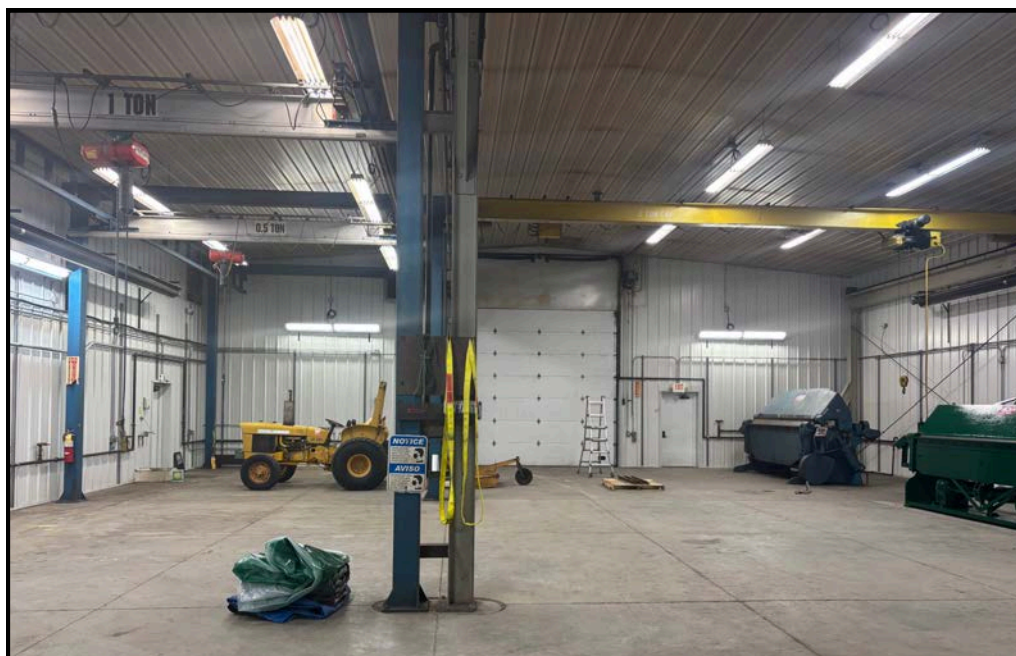
Sale Price: \$800,000

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



Building Specifications

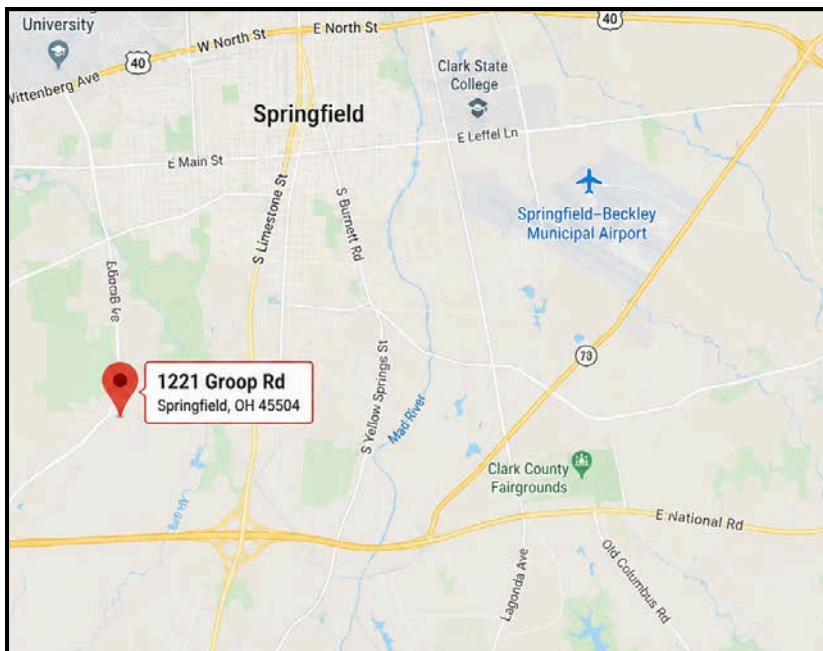
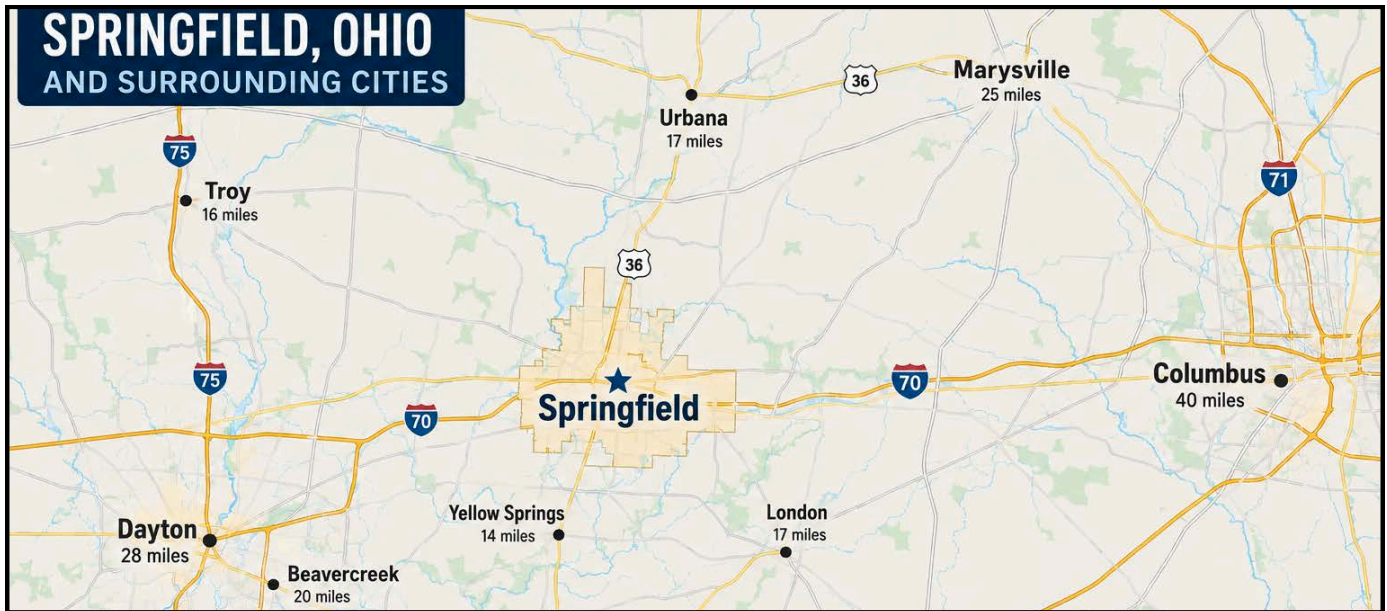
Bldg. C SF	10,000 SF
Roof	Metal; Good Condition
Lighting	T-8
Clear Height	18'
Zoning	M2; Manufacturing
Power	480 Volts; III Phase
HVAC	Infrared
Cranes	Eight; .5, 1, & 2 Tons
Drive-In Doors	Four; 14' x 14'
10 HP Air Compressor & Air Lines	Yes
Parking	20 Car & 10 Trailer Spaces
Land	4.39 Acres
Year Built	2005
Expandable Land	14.05 Acres
Clear Span	Yes
Annual Taxes	\$5,809



About Springfield

- Centrally located between Columbus and Dayton, providing excellent access to major Midwest markets.
- Immediate access to major transportation routes including Interstates I-70 and U.S. Route 68, supporting efficient logistics and distribution.
- More than 60% of the U.S. and Canadian population can be reached within a one-day truck drive.

Building Location



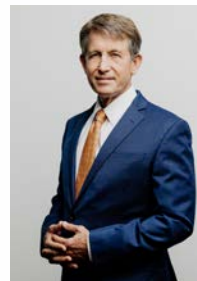
Demographics

Population

Springfield	58,620
Clark County	135,340

Income

Average HH Income	\$68,900
Median HH Income	\$47,143



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