



Crest
Commercial Realty

Industrial / Flex

FOR SALE or FOR LEASE

5589 W. National Rd., Springfield, OH 45504



NEW Price: \$1,420,000



Property Highlights

- Large industrial building is located in Springfield, Ohio, a Northeast Dayton Submarket.
- The single-story building is 45,781 SF and situated on 4.9 acres.
- The property includes finished office space, 2 exterior docks and 4 drive-in overhead doors.
- Zoned I-1S, Industrial.
- Available for immediate occupancy.
- Offers direct access from W. National Road and ample parking.
- Proximity to I-70, State Route 4, and State Route 68.
- Also available For Lease - Please call for more information and lease rates.

Offering Price	\$1,420,000
Building Total SF	45,781 SF
Price Per SF	\$31.02

5589 W. National Rd.

Address	5589 W. National Rd
County	Clark County
Parcel #'s	01-00600-03440-3034
Property Taxes	\$40,544
Zoning	I-1S- Industrial
Acreage	4.9 AC
Year Built	1969
Docks	2 Exterior
Drive Ins	4 Total
Parking	70 Spaces; Ratio of 1.82/1.000 SF

Office

5589 W. National Rd.



Warehouse

5589 W. National Rd.



Warehouse

5589 W. National Rd.



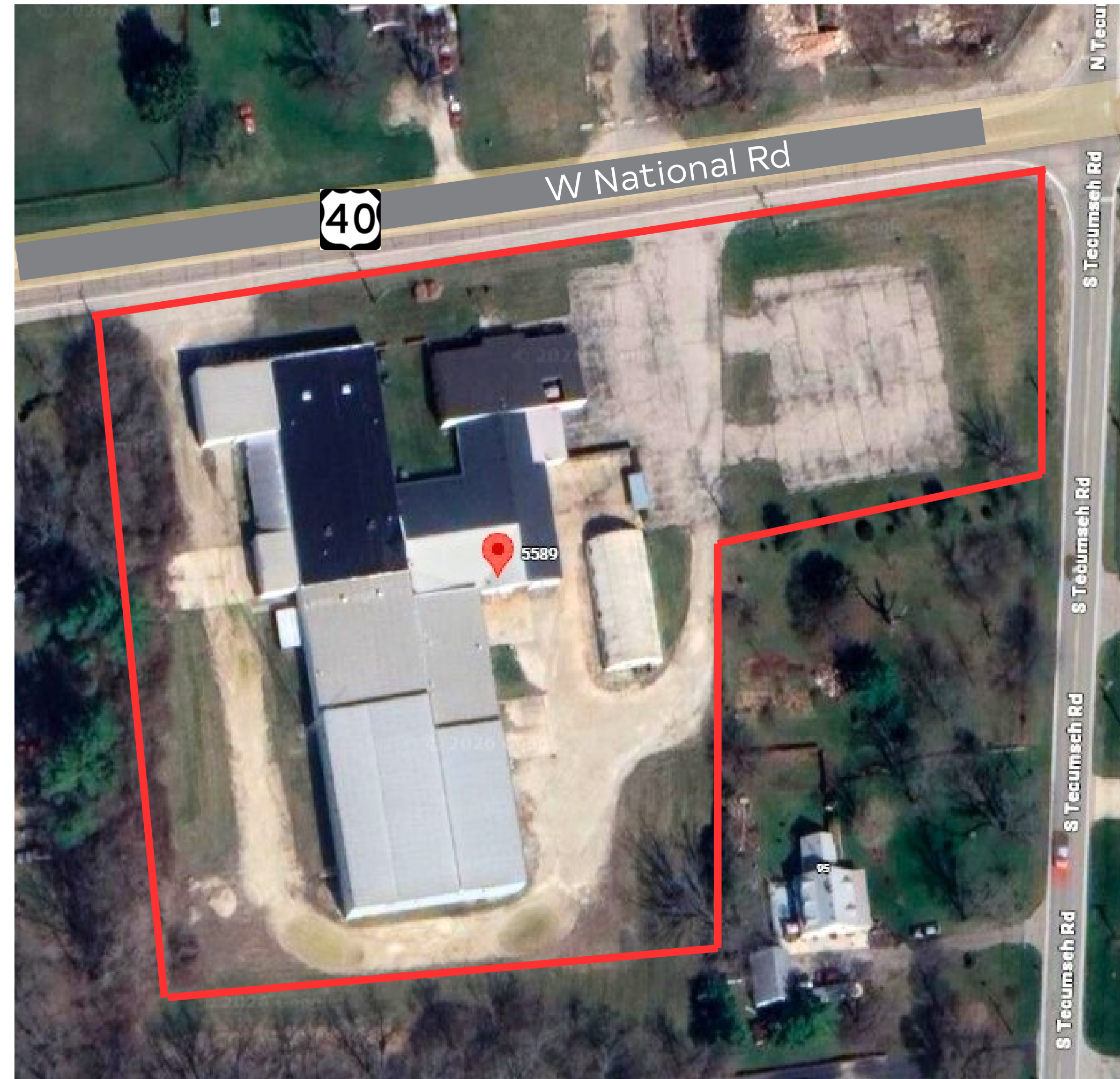
Warehouse

5589 W. National Rd.



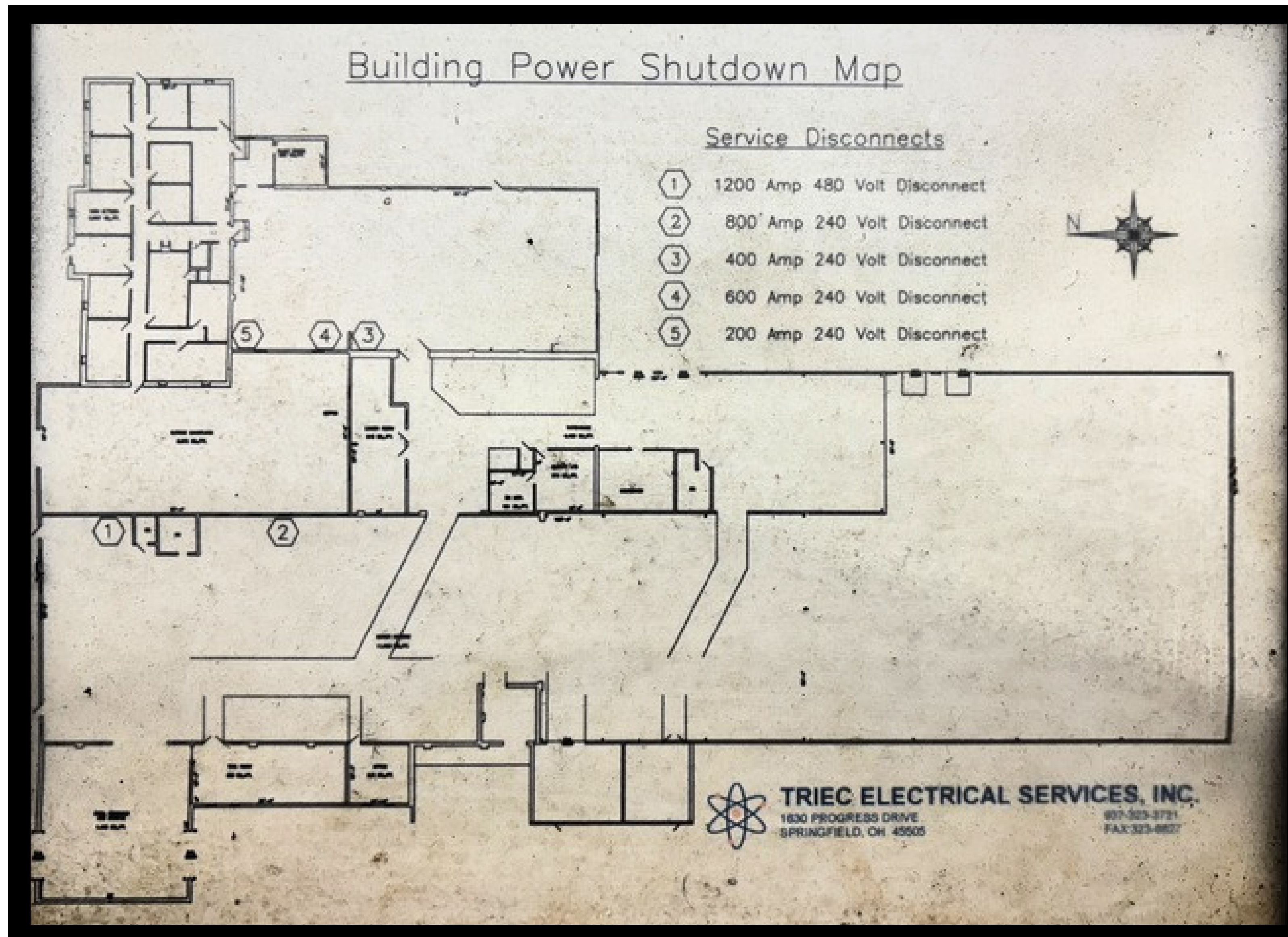
Site Plan

5589 W. National Rd.



Floor Plan

5589 W. National Rd.



DEMOGRAPHICS

5589 W. National Rd.



Population

2024 Population
2029 Projection



2024 Households
2029 Projection

Household Income

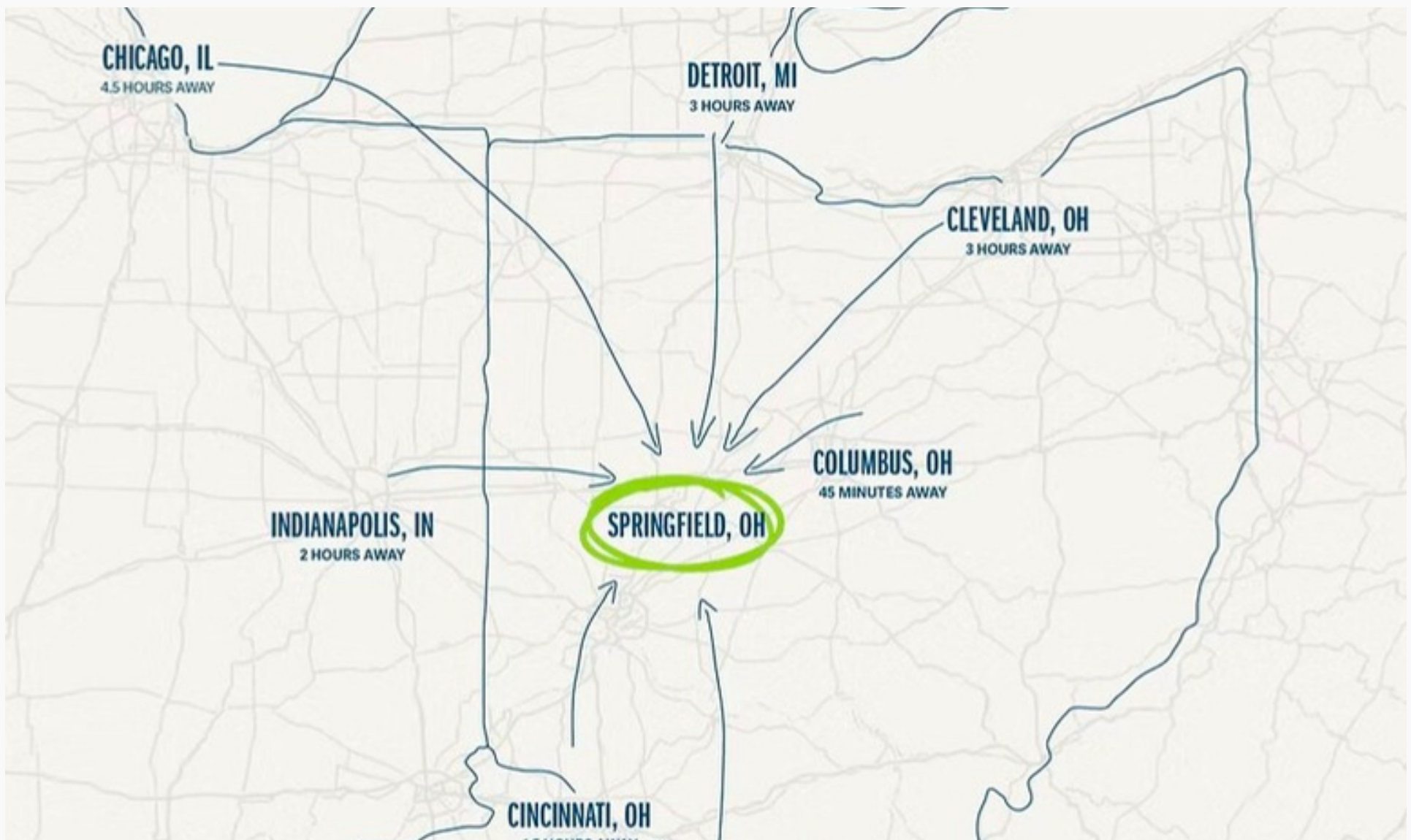
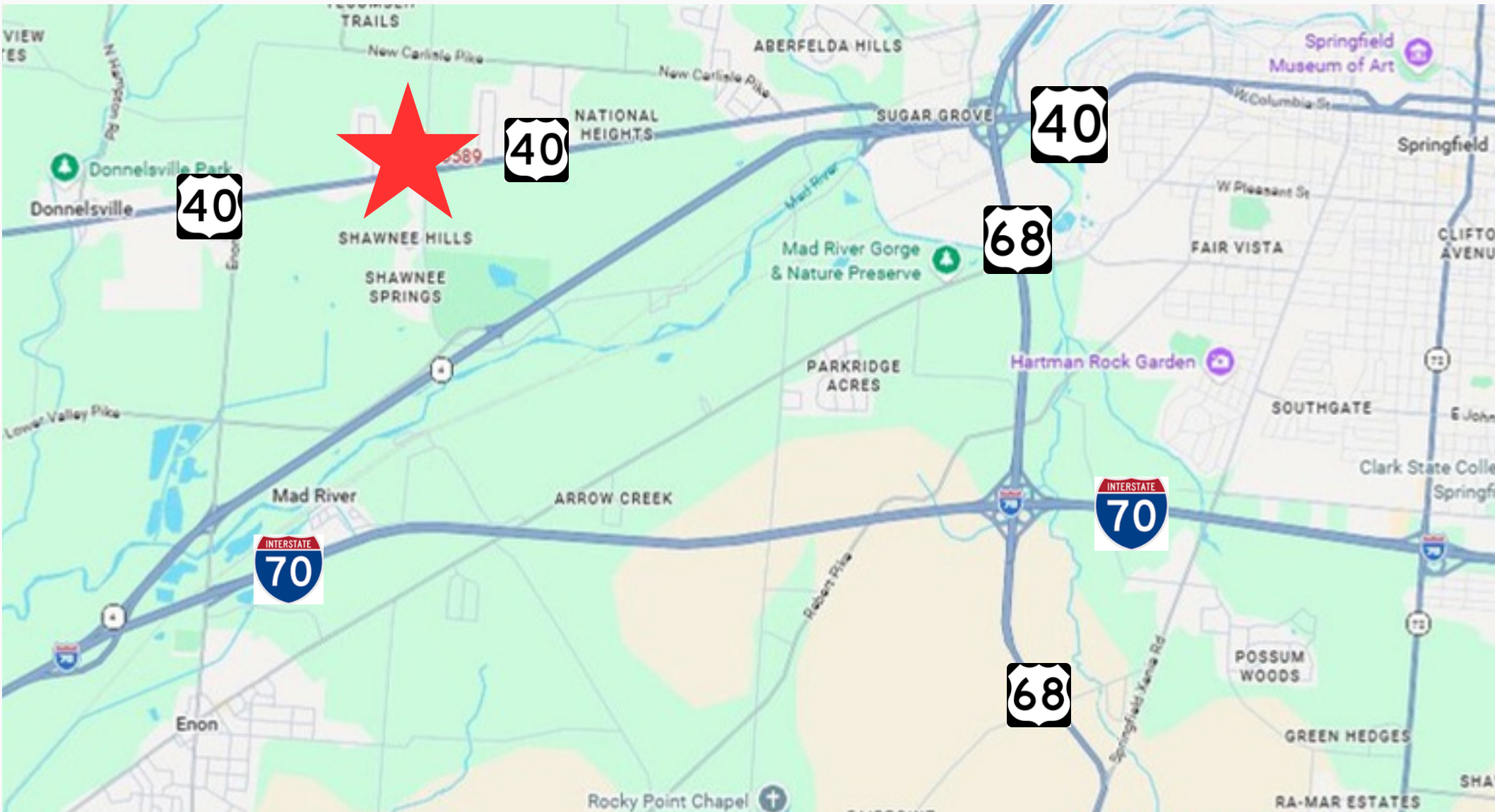
2024 Avg Household Income



Housing & Income

2024 Medium Home Value

2-mile	5-mile	10-mile
4,053	31,510	151,267
4,041	31,318	150,960
1,598	12,751	62,808
1,595	12,675	62,668
\$95,456	\$80,300	\$75,139
\$191,182	\$166,270	\$154,818



*Demographics provided by CoStar Group, www.costar.com, 2024 dataset



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