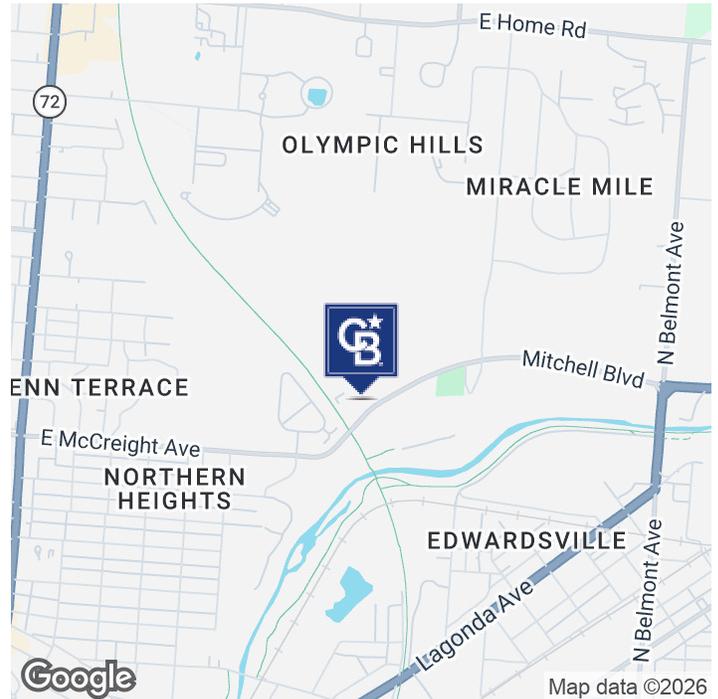


SALE

1026 MITCHELL BLVD

1026 Mitchell Blvd Springfield, OH 45503



OFFERING SUMMARY

Sale Price:	\$475,000
Building Size:	8,056 SF
Available SF:	
Lot Size:	15,349 SF
Number of Units:	2
Price / SF:	\$58.96
Cap Rate:	-0.01%
NOI:	-\$38
Year Built:	1991
Renovated:	2020
Zoning:	M-1

PROPERTY OVERVIEW

This highly updated commercial building offers a versatile layout ideal for contractors, service businesses, distributors, or light industrial users. Located on Mitchell Blvd with quick access to U.S. Route 40 and State Route 68, the property is strategically positioned within Springfield's commercial corridor.

PROPERTY HIGHLIGHTS:

- Recently Renovated:** Modern updates include new electrical systems, roof, and drive-in doors... 12 FT Clear Height
- Zoned Commercial – flexible use options including warehousing, service, light industrial
- Two Restrooms – clean and updated, ideal for staff or client-facing use
- Drive-In Access – multiple overhead doors support efficient loading/unloading
- Office Space – updated private offices and reception area
- Clean & Functional Layout – ready for immediate occupancy
- Fenced rear contractor's yard

Patrick Williams
(937) 360-9952



COLDWELL BANKER
COMMERCIAL
HERITAGE