

204-216 S Lowry Ave

204-216 S Lowry Ave, Springfield, OH 45506

Price: \$800,000



204-216 S Lowry Ave

204-216 S Lowry Ave, Springfield, OH 45506



Prime Industrial Warehouse Opportunity – Ready for Immediate Use
Exceptional opportunity to own a versatile industrial warehouse property totaling over 56,892 square feet on 1.62 acres. Strategically zoned CN-2 Industrial, this property is ideal for a wide range of commercial and industrial uses.

Designed for efficiency and functionality, the building features 4 loading docks and 2 drive-in doors, allowing for seamless shipping, receiving, and operational flow. Whether you're expanding an existing business or launching a new venture, this space offers the infrastructure to support your success.

Environmental due diligence has already been completed, with EPA Phase I and Phase II reports available to qualified buyers—providing added confidence and streamlining the acquisition process.

Property Highlights:

56,892+ sq ft industrial warehouse

1.62-acre site

CN-2 Industrial zoning



Kristin Howard

kristin.ehoward@yahoo.com

(937) 765-0094

Coldwell Banker Commercial | Heritage

327 Mount Vernon Ave
Springfield, OH 45503



4 loading docks + 2 drive-in doors

EPA Phase I & II completed

Vacant and ready for immediate occupancy

This is a rare opportunity to secure a large-scale industrial property that's move-in ready and primed for growth.

204-216 S Lowry Ave

204-216 S Lowry Ave, Springfield, OH 45506

204-216 S Lowry Ave

204-216 S Lowry Ave, Springfield, OH 45506

Property Photos



Building Photo



Building Photo

204-216 S Lowry Ave

204-216 S Lowry Ave, Springfield, OH 45506

Property Photos



Building Photo



Building Photo

204-216 S Lowry Ave

204-216 S Lowry Ave, Springfield, OH 45506

Property Photos



Building Photo



Plat Map

204-216 S Lowry Ave

204-216 S Lowry Ave, Springfield, OH 45506

Property Photos



Building Photo



Building Photo

204-216 S Lowry Ave

204-216 S Lowry Ave, Springfield, OH 45506

Property Photos



Interior Photo



Interior Photo

204-216 S Lowry Ave

204-216 S Lowry Ave, Springfield, OH 45506

Location

