

## INVESTMENT

Sale Leaseback



## **1615 Springfield Street**

Dayton, Ohio 45401

#### **Property Highlights**

- 131,000± SF Total on 11.896± acres
- 4,000± SF Office
- 127,000± SF Warehouse
- 16', 24' and 32' Clear ceiling heights
- 6 Docks and 6 drive-in doors (14' x 14')
- 800 Amp 480 volt 3 phase electric service
- Sprinkler system: wet .3 .42 gpm density
- New roof 2019
- Fenced yard Truck parking Outside storage: Asphalt/Gravel
- Wellfield Rating Conforming Use Click <u>HERE</u> for more information
- Zoned I-2 Heavy Industrial
- Seller controlled 3PL open to signing up to a 3-year lease at closing for \$3.00/SF NNN (\$393,000 net rent per year)



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**SALE PRICE:** \$3,950,000





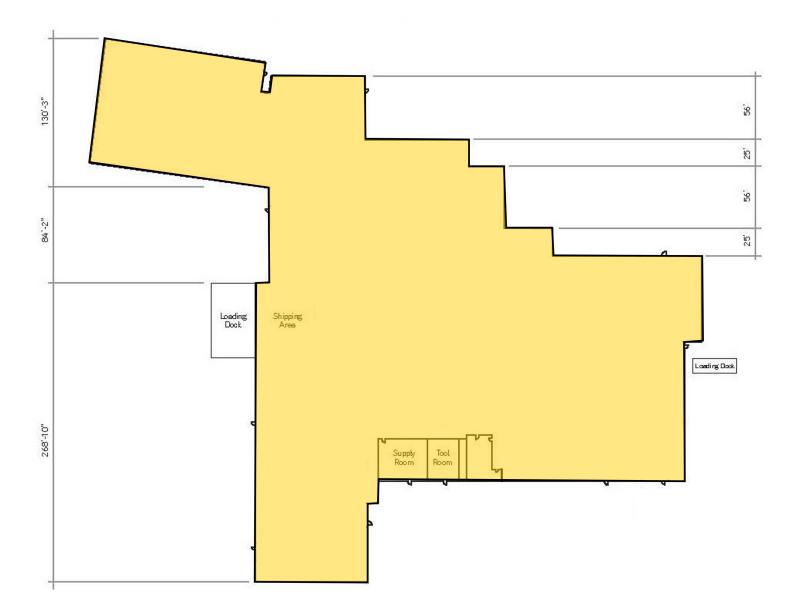
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### **Floor Plan**



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### Aerial



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