Click HERE for video tour

1615 Springfield Street
Dayton, Ohio 45401

SALE PRICE:
$3,950,000

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 **HERE** 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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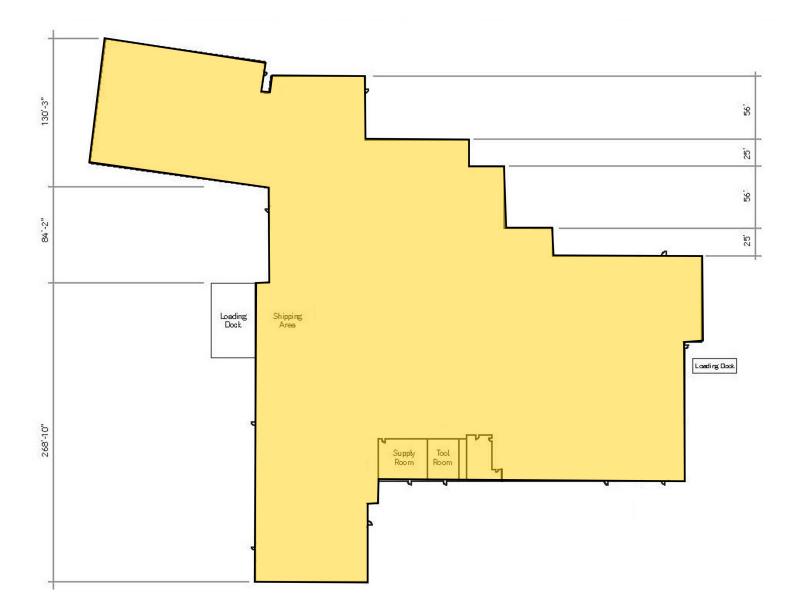Wade.Elliott@ApexCommercialGroup.com

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Floor Plan

130'-3"

84'-2"

268'-10"

56'

25'

56'

25'

Loading Dock

Shipping Area

Supply Room

Tool Room

Loading Dock

Aerial

Springfield Street