



## Manufacturing/Warehouse Facility

2725-2727 Columbus Avenue  
Springfield, Ohio 45503



SCAN FOR MORE INFO

**Available:  
45,000 SF**

**For Sale or Lease:  
\$590,000  
\$2.00 NNN SF/Year**



Land:	2.825 Acres	Lighting:	Metal Halide
Square Footage:	45,000 SF	Parking Spaces:	30 Spaces
Office SF:	3,500 SF	Outside Storage:	Yes
Clear Height:	12' – 14'	Zoning:	I-1; Light Industrial
Drive-In Doors:	One – 8' x 8' One – 8' x 10' One – 10' x 12' One – 12' x 14'	Parcel Number:	31-50700-02320-8001 31-50700-02320-81002 31-50700-02320-81003
Docks:	One – 8.5' x 10' Two – 10' x 12'	Annual Taxes:	\$19,262.84
Power:	208 Volts 1,000 Amps III Phase	<b><u>Highlights:</u></b>	<ul style="list-style-type: none"><li>• 100% Air Conditioned</li><li>• Heavy Power</li><li>• Buss Ducts</li><li>• Air Lines</li><li>• Air Compressor</li></ul>
Year Built:	1950		
Floor Thickness:	6"		
Roof:	Rubber		
Utilities:	City Water (Heavy Water Supply) Sewer & Septic		
HVAC Plant:	100% Air Conditioned		

For information, contact:

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