



MANUFACTURING/WAREHOUSE FACILITY PROPERTY FOR LEASE

2725-2727 COLUMBUS AVENUE

2725-2727 COLUMBUS AVENUE, SPRINGFIELD, OH 45503



LEASE RATE

\$2.80 NNN SF/YR

OFFERING SUMMARY

Available SF:	5,000 - 45,000 SF
Warehouse (SF):	41,500 SF
Office Space (SF):	3,500 SF
Lot Size:	2.83 Acres
Ceiling Height:	12 - 14 ft
Drive In Doors:	4
Dock High Doors:	3
Power Description:	208 Volts, 1,000 Amps, Phase III
HVAC:	100% Air Conditioned
Zoning:	Light Industrial
Lighting:	Metal Halide

PROPERTY HIGHLIGHTS

- 100% Air Conditioned
- Divisible
- Heavy Power
- Buss Ducts
- Air Lines
- Air Compressor

EXECUTIVE SUMMARY

TIMOTHY ECHEMANN, SIOR, CCIM
937.492.4423
techemann@ipbindustrial.com

INDUSTRIAL PROPERTY BROKERS, LLC
2490 Landman Mill Road, Piqua, OH 45356
937.492.4423 | IPBindustrial.com



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ADDITIONAL PHOTOS

TIMOTHY ECHEMANN, SIOR, CCIM
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techemann@ipbindustrial.com

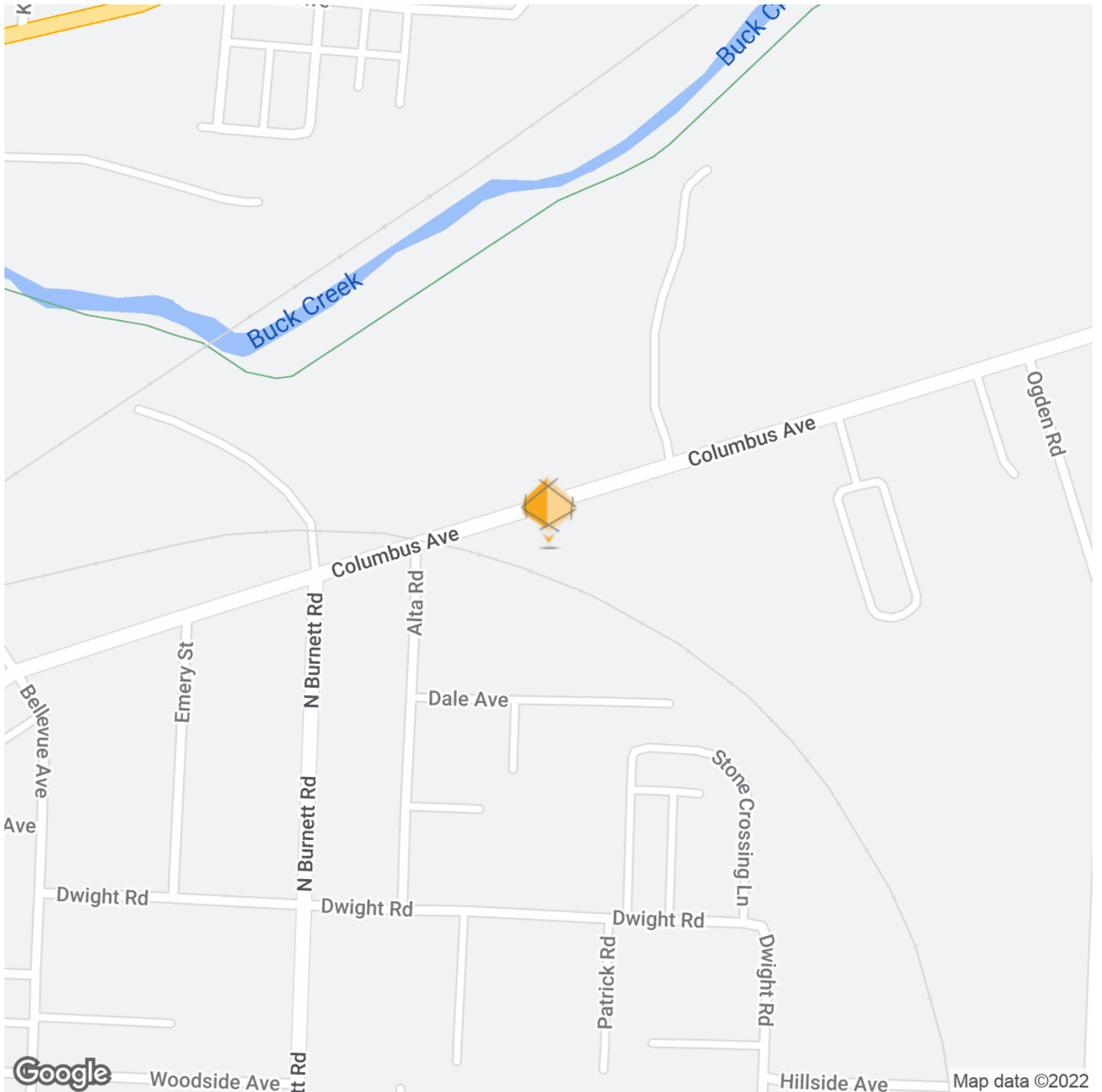
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LOCATION MAP

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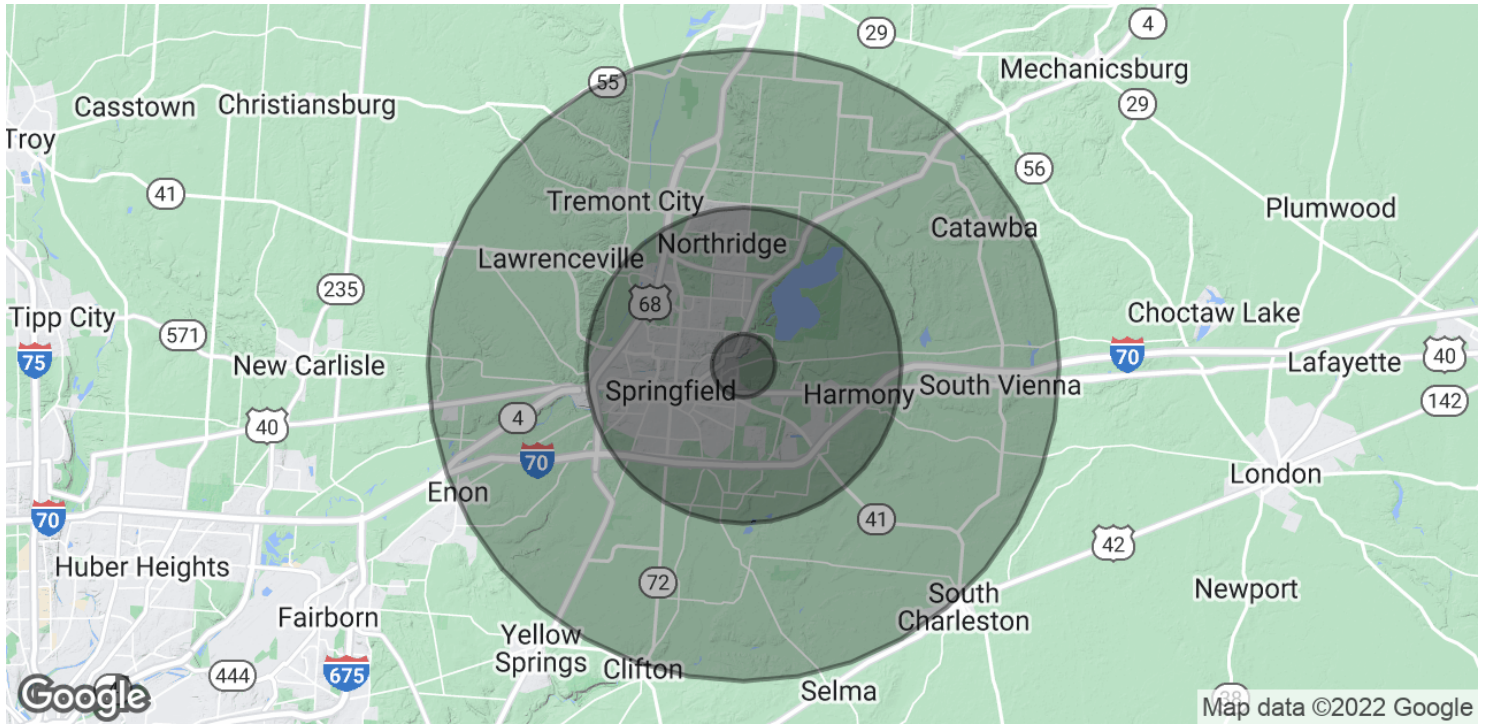
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,715	98,306	134,019
Average Age	34.7	38.0	39.3
Average Age (Male)	33.0	36.5	38.0
Average Age (Female)	38.2	40.2	41.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,771	39,284	53,393
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$47,184	\$48,974	\$53,025
Average House Value	\$117,128	\$130,738	\$141,468

* Demographic data derived from 2010 US Census

DEMOGRAPHICS MAP & REPORT

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