

FOR SALE OR LEASE > INDUSTRIAL SPACE



# 1615 Springfield Street

DAYTON, OHIO 45401



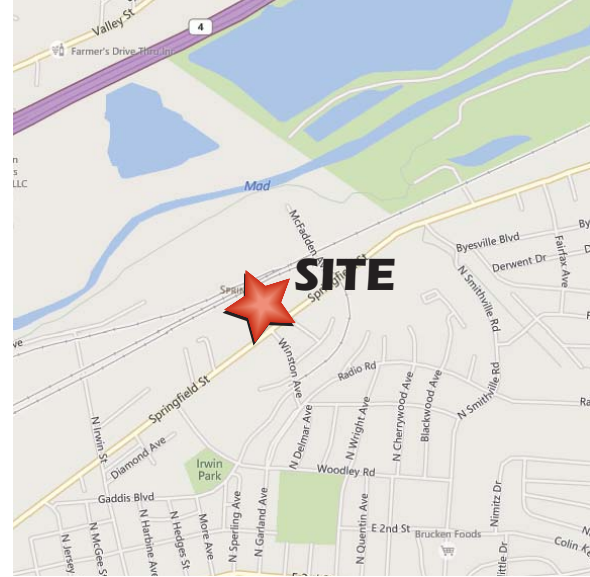
## Building Highlights

Land:	12 Acres	Column Spacing:	20' x 50'
Square Footage:	131,000 SF	Docks:	Five - 10' x 12'
Warehouse SF:	127,000 SF	Drive-In Doors:	Six - 14' x 14'
	57,800 SF of +30' clear warehouse	Power:	480/277/800 Amps
	16,800 SF of 20' clear warehouse	Year Built:	1928/Completely Updated 2005
	Remainder area are 12'14' clear	Floor Thickness:	6" +
Office SF:	4,000 SF	Roof:	2005
Clear Height:	16', 24' & 32'	Utilities:	Gas, Water, and Sewer
Highlights:	Completely renovated interior and exterior, new roof, high bay 32', fenced yard, rail available, easily divisible.	Sprinkler Density:	.31 - .42 Wet
		Outside Storage:	Asphalt/Gravel
		Zoning:	I-2 Heavy Industrial
		Annual Taxes:	\$38,201.26
		Lease Rate:	\$2.00/SF NNN
		Sale Price:	\$1,310,000

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