



721 Springfield Street

Dayton, Ohio 45403

SALE PRICE:

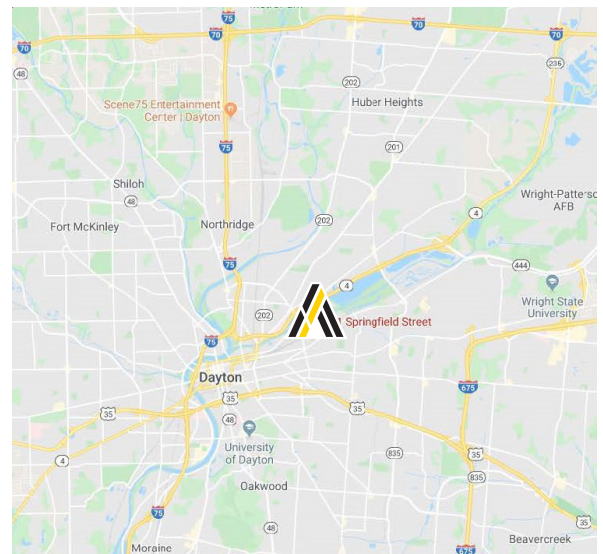
\$1,350,000

LEASE RATE:

\$3.95 PSF GROSS

Property Highlights

- 210,000± SF Total
- 190,000± SF Manufacturing Area
- 20,000± SF Office Area
- 105,000± SF Available
- 13.555± Acres
- Zoned I-2 Heavy Industrial
- 100% Sprinklered
- Heavy Electric, Distributed
- 20' - 24' - 37' Clear Ceiling Heights
- Two Docks
- Two OH Doors
- 10-Ton Crane
- Cafeteria
- Fluorescent/Metal Halide Lighting
- Air Compressor, Lines
- Located in an Enterprise Zone and Opportunity Zone
- Lease Rate includes utilities



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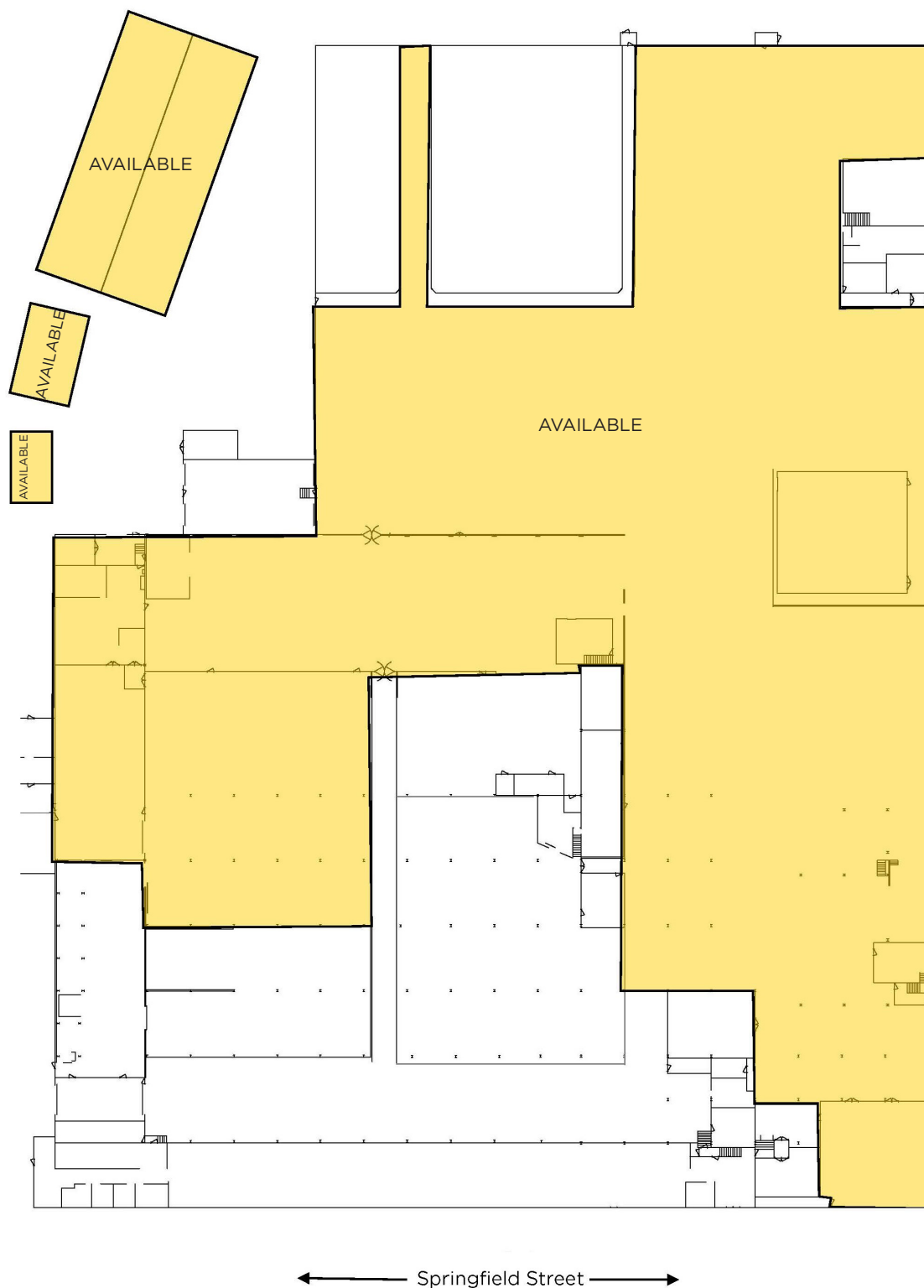
Building Specifications

Location:	721 Springfield Street, Dayton, Ohio 45403
Total SF:	210,000± SF
Available:	Mfg: 105,000± SF Office: 20,000± SF
Land Area:	13.555± Acres
Year Built:	1930-40, additions in 1950's, 1960's and 1990's
Zoning:	I-2
Loading:	2 Dock doors 2 Drive-in doors (14'x12' and 12'x14')
Clear Height:	20' - 24' - 37'
Floor:	Reinforced concrete
Construction:	Masonry/Metal
Roof:	Built-up, rubber membrane, asphalt shingle
Sprinkler:	Wet, except dry in dust collection area
Electrical:	12,600± amps, 480/230 volt 3 phase
HVAC Systems:	Boiler hot water. Gas forced air. Offices air conditioned.
Lighting:	New high efficiency fluorescents and metal halide
Parking:	150 spaces existing (expandable)
Utilities:	Electric: DP&L Gas: Vectren Energy Water: City of Dayton Sewer: City of Dayton

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Floor Plans



[ApexCommercialGroup.com](https://www.ApexCommercialGroup.com)

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Floor Plans

Office

