



**Available:
10,422 SF**

**For Sale or Lease:
\$1,200,000
\$11.00 NNN SF/Year
(+ \$2.50/SF in estimated op
expenses plus utilities)**



For information, contact:



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**Office Facility
Prime Ohio Corporate Park
4400 Gateway Boulevard
Springfield, Ohio 45502**



SCAN FOR MORE INFO



Land:	4.4 Acres	Power:	600 Amp 208 Volts III Phase
Square Footage:	10,422 SF		
Clear Height:	8'	Year Built:	1990
<u>Highlights:</u>		Construction Type:	Masonry
• Gorgeous 2 Story Entry with Wall to Ceiling Windows		Sprinkler System:	
• Fiber		Roof:	Rubber
• Large Training Room		Utilities:	City Water, Sewer, and Gas
• 2 Conference Rooms		HVAC:	
• 1 Show Room		Lighting:	Parabolic Fluorescent
• Outdoor Courtyard with Large Pergola and Seating		Parking Spaces:	59 Spaces
• Spacious Kitchen		Zoning:	M1; Light Industrial District
• 2,500 SF Outbuilding with O/H Door		Parcel Number:	33-00700-01040-2003
• 31.4 Miles to Dayton International Airport			