



**FORMER HARLEY DAVIDSON FACILITY**

**Property:**

- Three buildings consisting of ± 23,220 Sq. Ft., situated upon ± 7.25 acres
- Building A: ± 14,220 Sq. Ft. Office/Warehouse/Showroom
- Building B: ± 4,200 Sq. Ft. Office/Warehouse
- Building C: ± 4,800 Sq. Ft. Office/Warehouse
- Plus outdoor picnic shelter
- 60 parking spaces
- Additional land for building expansion or outside storage
- Zoned Township I-2, General Industrial District

**Location:**

- At I-70 and OH-41 off of Laybourne Road
- Excellent visibility and signage opportunities to I-70
- ± 55,844 vehicles daily
- Located just past the Clark County Fairgrounds
- ± 6.1 miles from Downtown Springfield, ± 30.9 miles from Dayton, ± 34.2 miles from Columbus



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**Building A:**

- ± 14,220 Sq. Ft. Office/Warehouse/ Showroom
- ± 8,820 Sq. Ft. Office/Showroom area with open retail, changing room, two sales offices, parts counter and department, three private offices, and Service Lobby area
- ± 5,400 Sq. Ft. Warehouse/Service Department with wash bay and three 10' x 14' drive-in doors
- 14'-15' clear height
- Built 1999

**Building C:**

- ± 4,800 Sq. Ft. Office/Warehouse
- Four private offices, two 10' x 10' drive-in doors
- Mezzanine area above offices for storage
- Floor drains
- 500 Gallon Grease Interceptor
- 16'-17' clear height
- Built 2002

**Building B:**

- ± 4,200 Sq. Ft. Office/Warehouse
- ± 1,530 Sq. Ft. Meeting room with Men's and Women's restroom, showers, and locker area
- ± 2,070 Warehouse/Service area with two 10' x 14' drive-in doors
- ± 600 Sq. Ft. Office area with two private offices and storage area with washer/dryer and mop sink
- 13'-14' clear height
- Built 1999

**Purchase Price:**

- ~~\$2,395,000 (or \$103.14/Sq. Ft.)~~  
**Now asking \$2,175,000 (or \$93.67/Sq. Ft.)**
- Can sell without additional ±2.95 acre site
- 2021 Estimated Real Estate Taxes:  
\$55,644.46 annually (or \$2.40/Sq. Ft.)

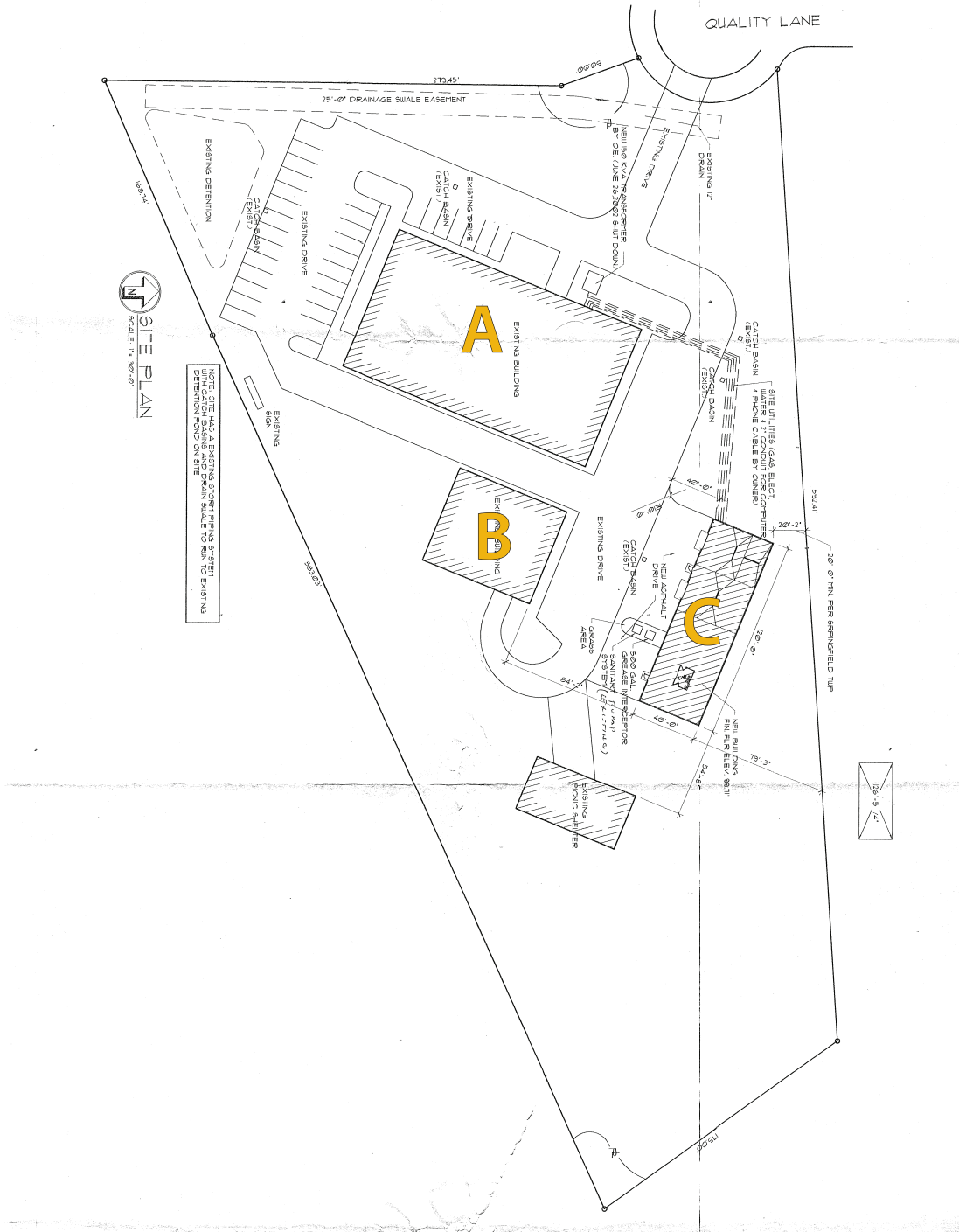
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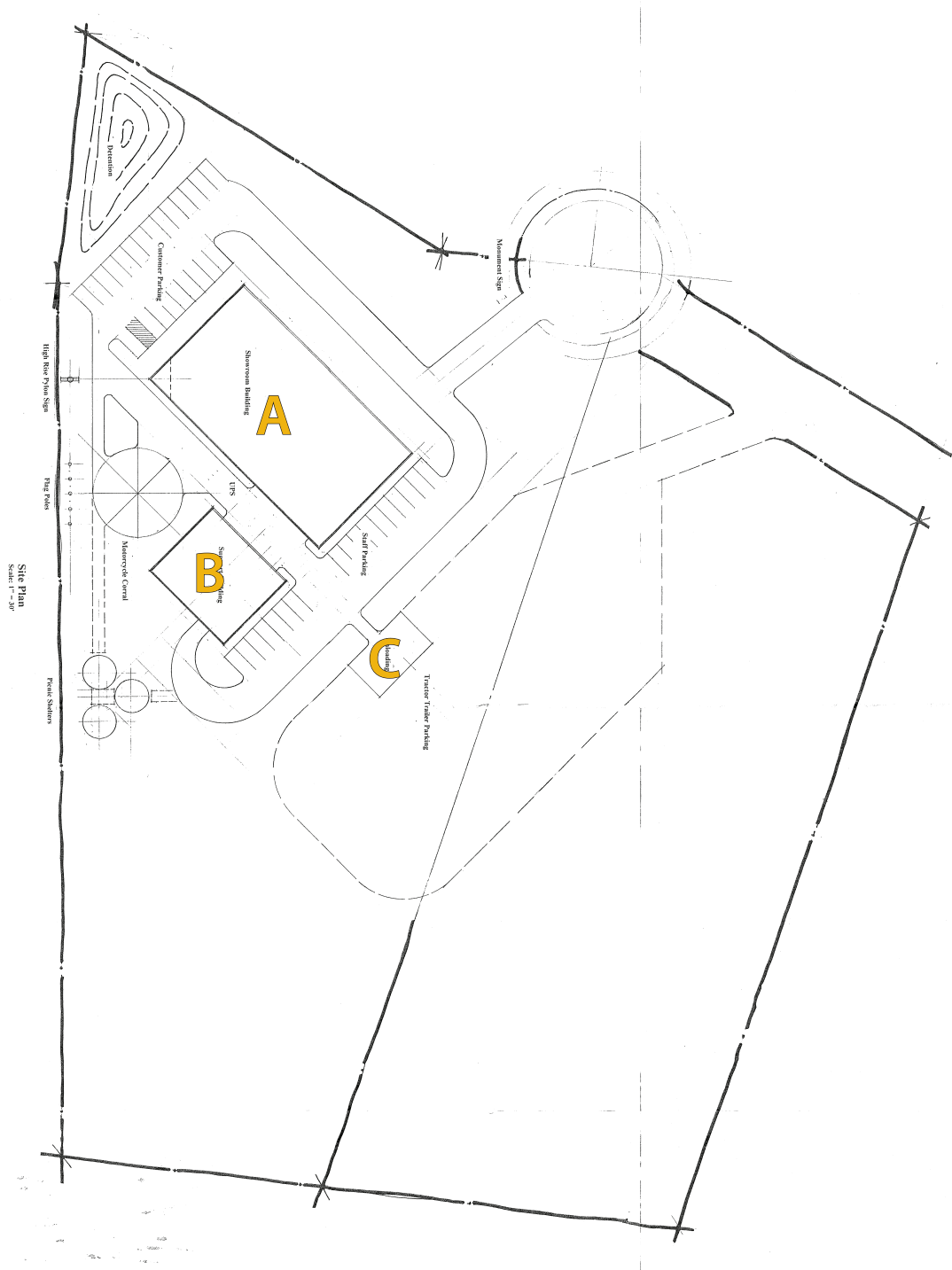




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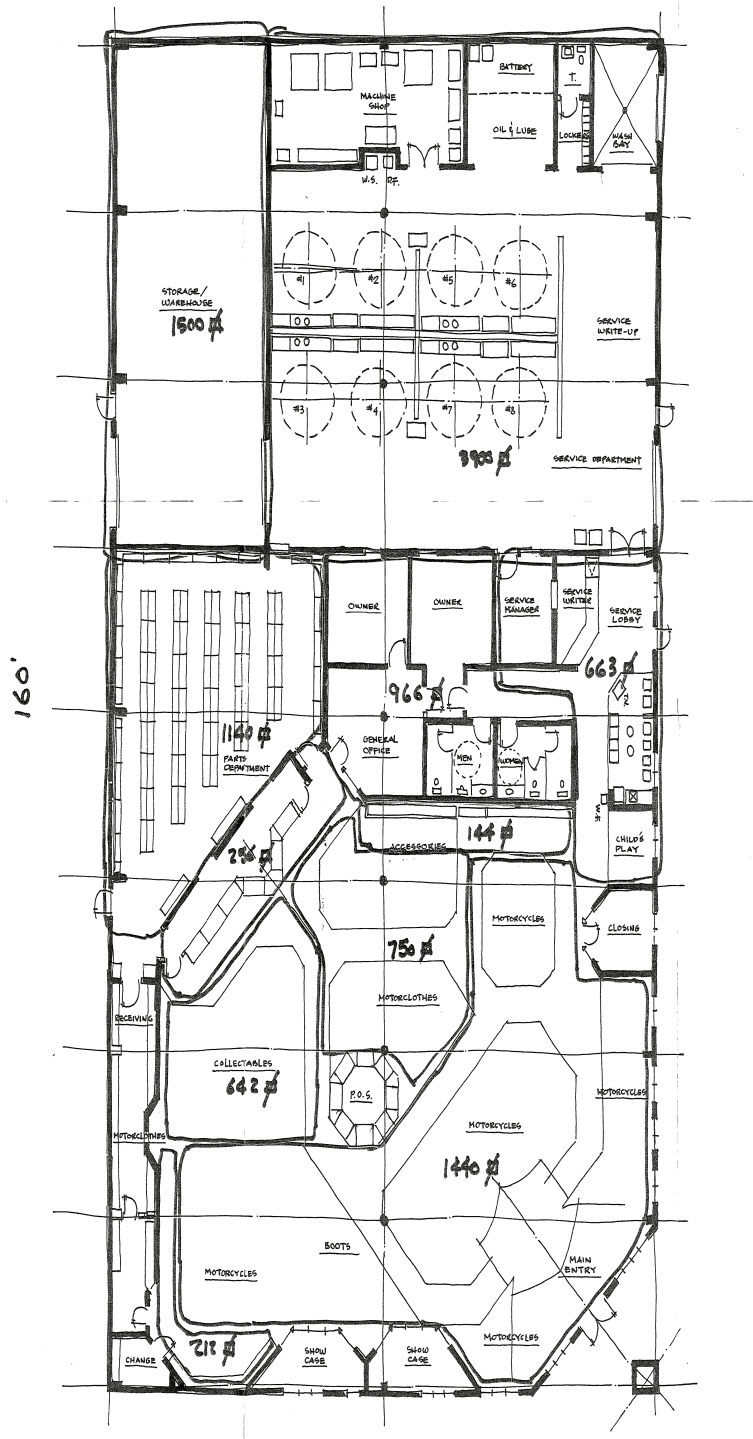




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**BUILDING A PHOTOGRAPHS**



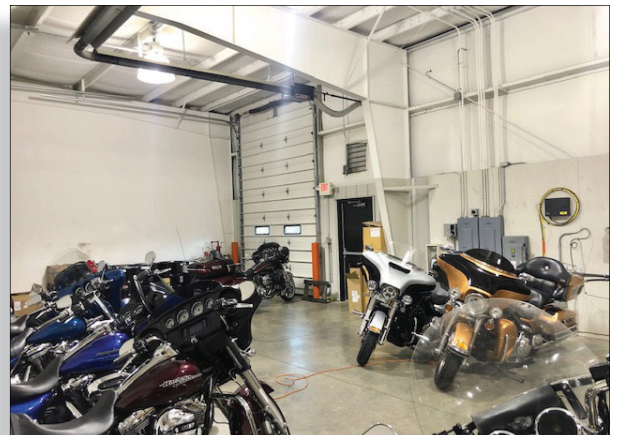
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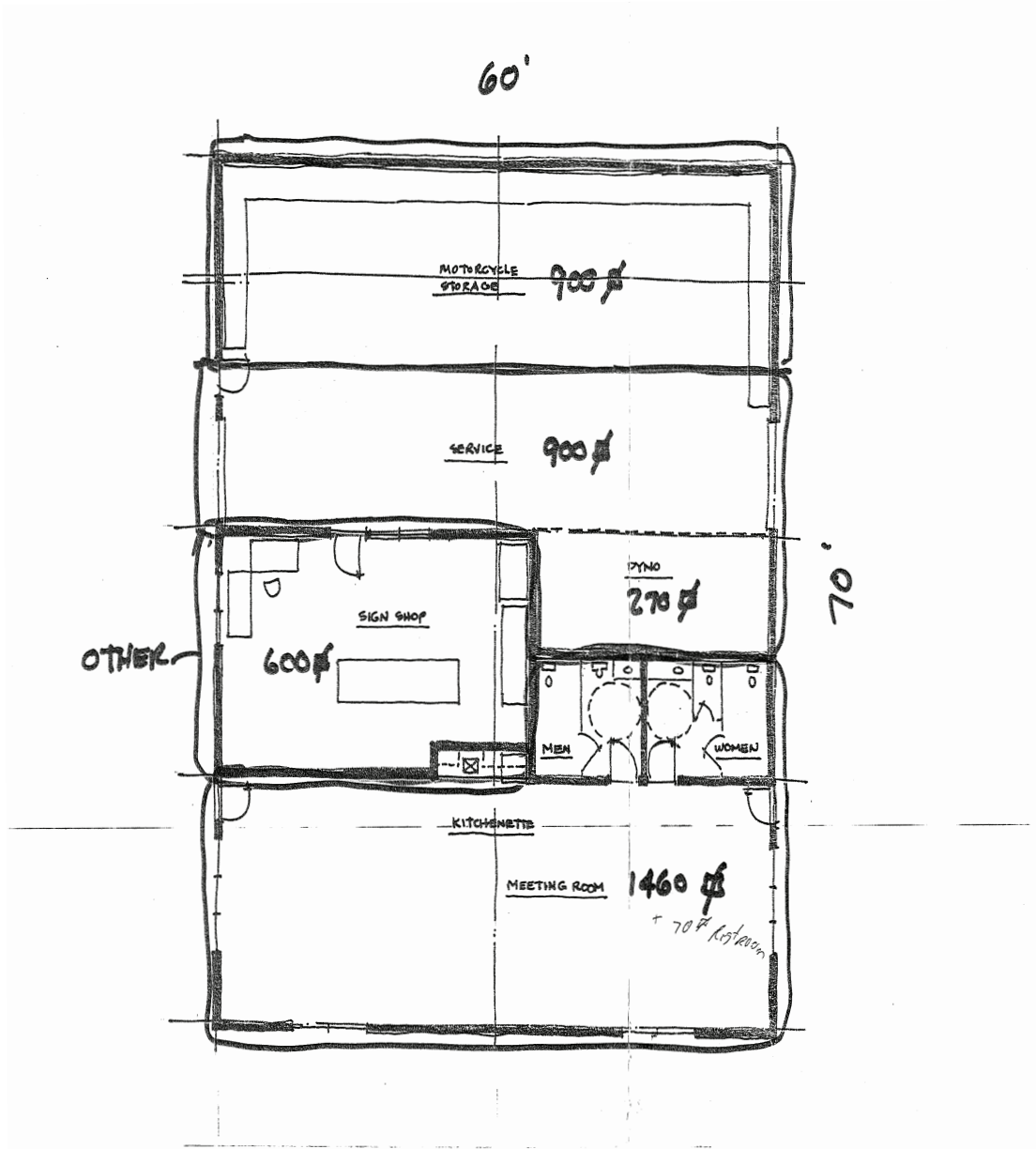
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**BUILDING B FLOOR PLAN**



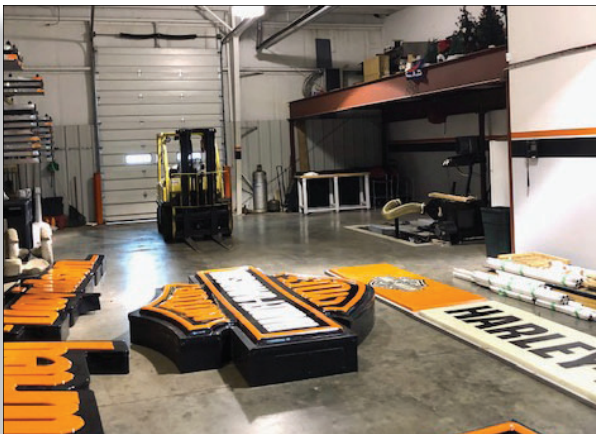
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**BUILDING C PHOTOGRAPHS**



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