

For Lease

3100 Upper Valley Pike
Springfield, OH 45504

- German Twp, Clark County
- Former corporate headquarters
- Clean manufacturing/warehouse space with updated office
- Total building size: 237,222
- Available SF: 62,390
- Available office SF: 20,000
- 4.5 miles to US-68 and 6.5 miles to I-70
- Lease rate: \$3.95/SF NNN
- OPEX: approx \$1.25/SF



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Colliers International
15 McDonough St, 4th Floor
Dayton, OH 45402
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Property Highlights

Total Building SF 237,222 SF

Available SF 62,390 SF

Office SF 20,000 SF

Warehouse SF 42,390 SF

Acreage 21 acres

Zoning M2 Heavy Manufacturing

Year Built 1989-2003

Type Construction Insulated steel panel with food grade liner

Clear Height 25'

Deck Height 27'

Dock Doors 4

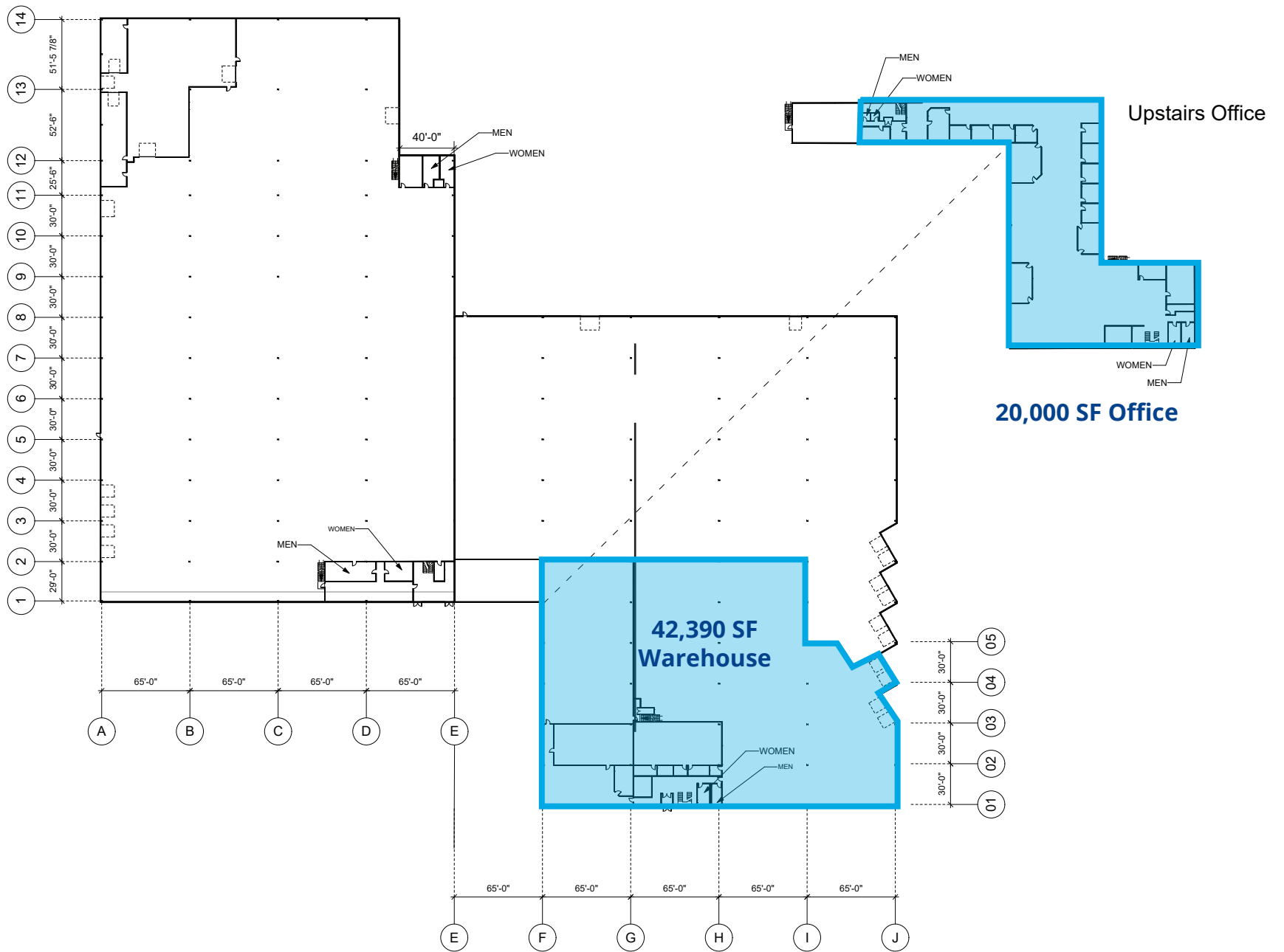
Auto Parking 220 paved, expandable

Lighting LED

Sprinkler System Wet

Power 480/227V/3PH







Downtown Dayton
32 min



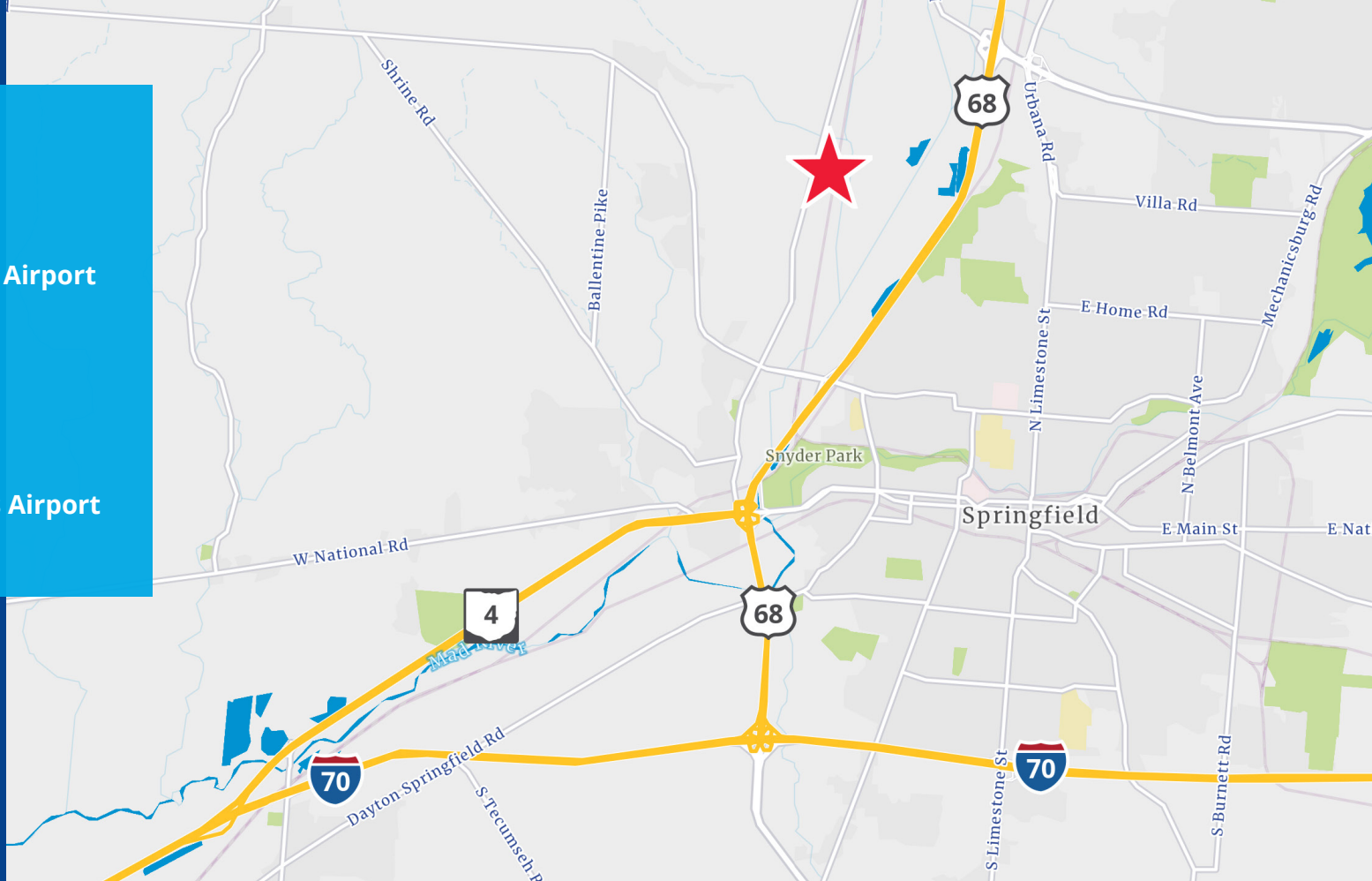
Dayton International Airport
30 min



Downtown Columbus
1 hr 7 min



John Glenn Columbus Airport
1 hr 21 min



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