

Industrial For Sale

1615 Springfield Street
Dayton, OH 45403



This almost completely remodeled property consists of 3,000 sq. ft. of office and 130,000 sq.ft. of I-3 zoned warehouse/manufacturing facility on approximately 12 acres. Warehouse/manufacturing facility has 16, 24, and 32 foot clearances, ample power (new), five docks (new), six overhead doors, new heating, new electric and new sprinkler system throughout. Office has also been remodeled and has basement area for storage.

[Floor Plan.](#) [Map & Directions.](#)

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Listing Price: \$1,600,000 **REDUCED**

County: Montgomery

Municipality: Dayton

Current Zoning: I-3 Heavy Industrial

Total Sq. Ft.: 133,000

Office Area: 3,000

Construction: Steel & masonry

Year Built: Rebuilt 2000

Stories: 1

List Price Per Sq. Ft.: \$11.28

City Income Taxes: Yes

Land Area: 12 acres +/-

Electric: 600 amp 3 phase

Utilities Available: Gas Sewer Electric Water

Dock Doors: 5 new docks

of Overhead Doors: six

Ceiling Height: 32, 24, 16

Parking: 9 acres

"The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to error, omissions, prior sale and withdrawal from the market without notice"

