



INDUSTRIAL BUILDING FOR LEASE

2117 West 1st Street Springfield, OH 45504

5,040 sf of Space

\$4,410/month

www.realestateop.com

Lead agents: Ann Adams 614-483-2315 & Desmond Todd 614-202-9945



PRESENTED BY

Jeffrey T. Keller

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Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221

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LEAD AGENTS: ANN ADAMS 614-483-2315 & DESMOND TODD 614-202-9945

For Lease | 5,040 sf of Office Space - \$4,410/month



PROPERTY DESCRIPTION

Fully Renovated Flex Space – Ideal for Trades, Delivery, or Automotive Use!

2117 W 1st Ave, Springfield, OH

Positioned just off US Route 68 and the W 1st Ave exit, this versatile 5,040± SF property offers the perfect combination of showroom, office, and warehouse space for your growing business. The 2,800 SF warehouse features high ceilings, a large insulated overhead door with power opener, and a 2-ton overhead crane hoist, making it ideal for equipment handling, car detailing, or last-mile logistics.

The 2,240 SF front showroom/office welcomes clients and staff with new aluminum-insulated storefront windows, providing natural light and professional curb appeal.

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	5,040 SF
Building Size:	5,040 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,037	6,333	17,178
Total Population	2,232	14,603	37,664
Average HH Income	\$53,171	\$49,994	\$47,553

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