



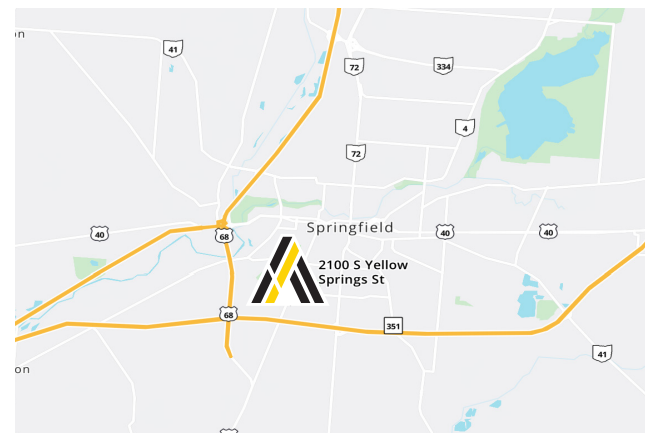
2100 S. Yellow Springs Street

Springfield, Ohio 45506

SALE PRICE:
\$3,800,000

Property Highlights

- **102,887± SF Industrial Facility:** Functional office/warehouse configuration well-suited for manufacturing, distribution, or specialized industrial operations.
- **7.54± Acre Site:** Ample parking, excellent truck circulation, and potential for outdoor storage or equipment staging.
- **I-1 Zoning:** Allowing for a wide range of industrial and manufacturing uses.
- **Efficient Office Buildout:** Includes private offices, conference rooms, meeting areas, and a break room to support administrative and operational teams.
- **Versatile Clear Heights & Loading:** 12'-20' Clear heights with multiple drive-in doors to support efficient operations and workflow.
- **Robust Power Infrastructure:** Abundant 3-phase power, and significant electrical capacity within a heavy industrial campus-style property.
- **Tax Advantage Location:** Located in Springfield Township with no city income tax, offering potential savings for employers and employees.



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Building Specifications

Location:	2100 S. Yellow Springs Street Springfield, Ohio 45506	Docks:	5
Total SF:	102,887± SF	Drive Ins:	2
Office SF:	16,496± SF	Roof:	Metal
Manufacturing SF:	86,391± SF	Sprinklers:	Fully Suppressed
Clear Height:	12' - 22'	Zoning:	I-1 (Springfield Township)
Total Acreage:	7.54±	County:	Clark County
Cranes:	Five: (1) 5-ton (1) 7.5 Ton (2) 10-Ton (1) 5-Ton/(1) 15-Ton	2025 Taxes:	\$41,963.50
Power:	2100 amp 480 v 3 phase	Construction Type:	Pre-engineering steel/metal and block

Office Photos



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Photos



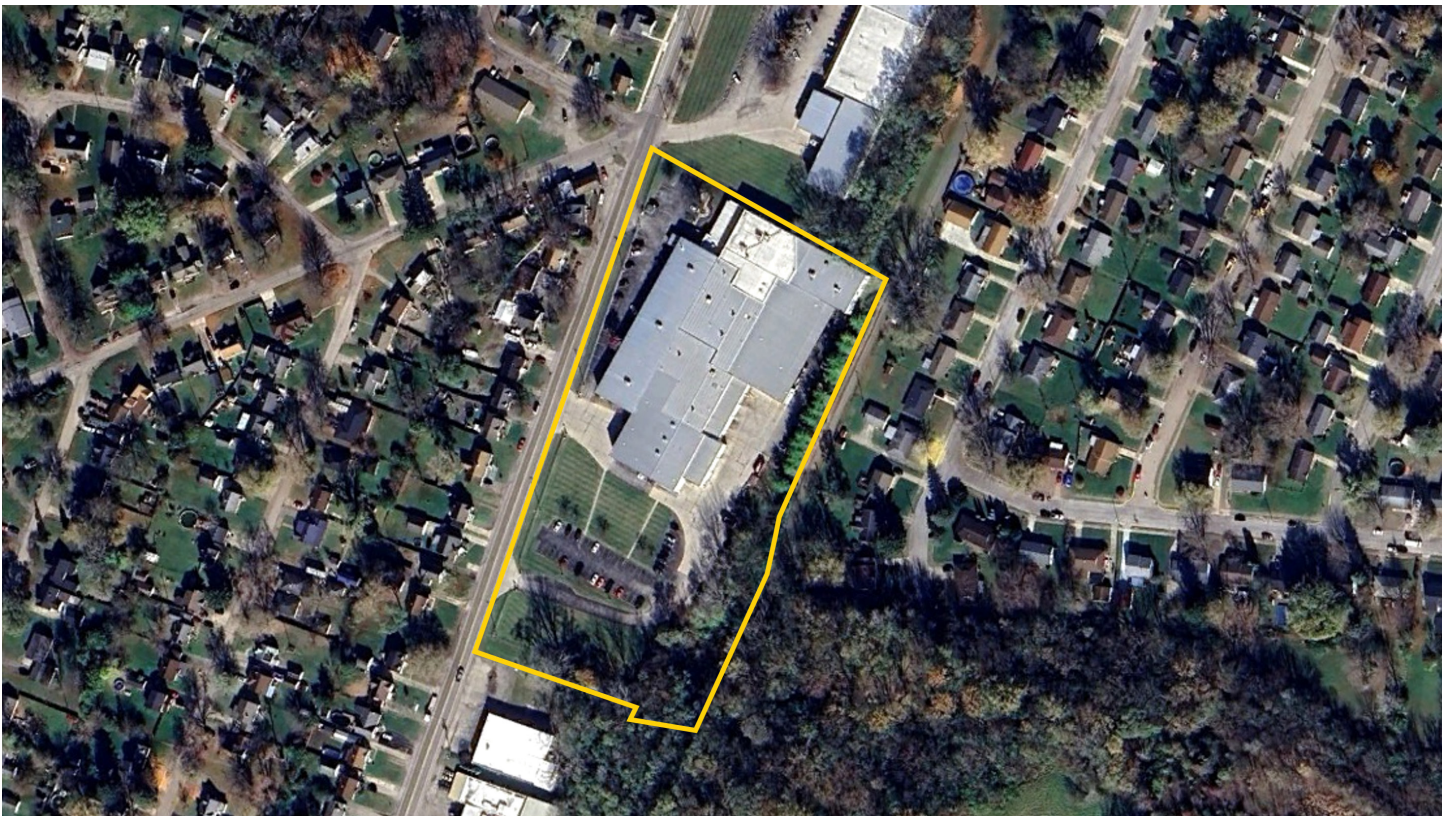
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