



## 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

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

## Office Photos



[ApexCommercialGroup.com](http://ApexCommercialGroup.com)

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## Photos



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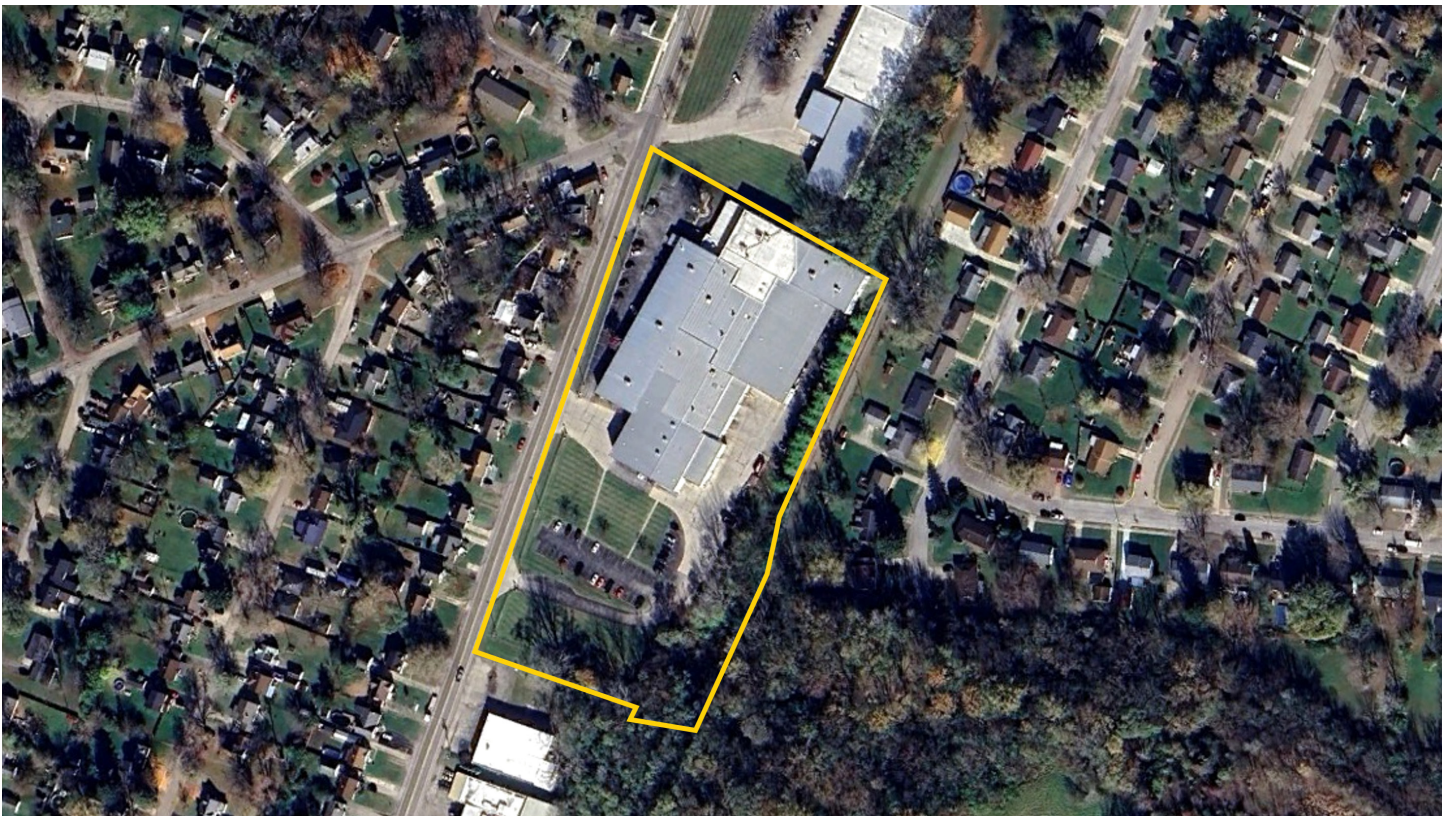


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## Aerials



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