

SALE

4655 URBANA RD

4655 Urbana Rd Springfield, OH 45502



OFFERING SUMMARY

Sale Price:	\$5,900,000
Building Size:	129,148 SF
Available SF:	
Lot Size:	393,626 SF
Price / SF:	\$45.68
Year Built:	1975
Zoning:	I-1

PROPERTY OVERVIEW

Situated minutes from I-70 and I-675, this site provides immediate access to major Midwest transportation corridors, making it ideal for regional distribution or light-to-heavy manufacturing. Springfield is part of the Dayton MSA and within an hour's drive of Columbus and Cincinnati — providing access to a strong labor pool and logistics networks. Multiple built-in clean rooms add turnkey value for users in automotive, biotech, pharma, medical device, aerospace, or electronics manufacturing—industries that require controlled environments. Save time and capital with preexisting infrastructure ready for specialized operations.

Patrick Williams
(937) 360-9952

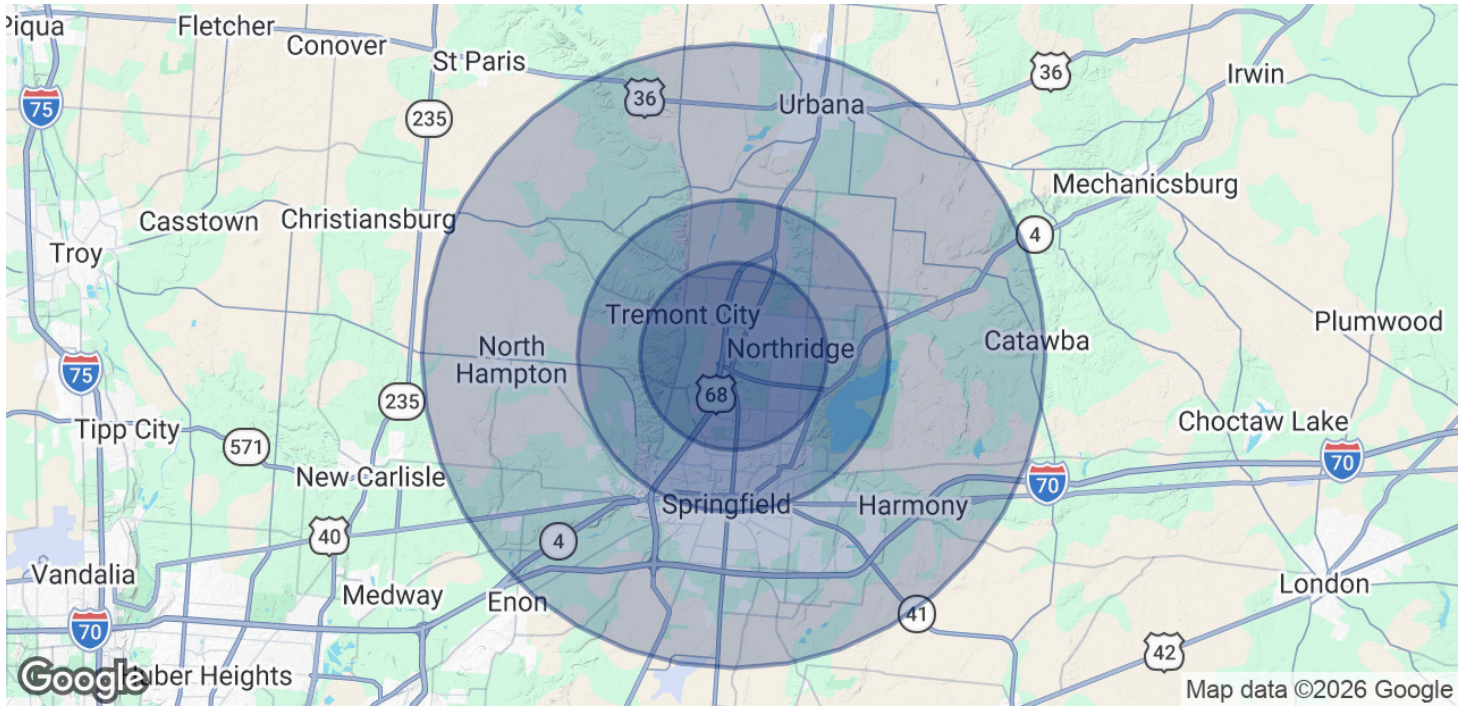


COLDWELL BANKER
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HERITAGE

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	22,703	54,762	118,022
Average Age	45.8	41.3	41
Average Age (Male)	42.7	39.7	39.6
Average Age (Female)	49.7	43.3	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,373	22,817	48,544
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$82,964	\$76,692	\$77,030
Average House Value	\$212,018	\$174,397	\$171,323

2023 American Community Survey (ACS)

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