



Crest
Commercial Realty

Industrial / Flex

FOR SALE

5589 W. National Rd., Springfield, OH 45504



Sale Price: \$1,480,000

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THE OFFERING

Crest Commercial Realty is offering for sale the fee simple interest in the sale of the industrial building at 5589 W. National Road in Springfield, Ohio, a Northeast Dayton Submarket. The property is located in Bethel Township in Clark County. The single-tenant building is zoned I-1S, Industrial and is available for immediate occupancy.

The single-story, industrial building was built in 1969 and is situated on 4.9 acres. The property 45,781 SF and includes 2 exterior docks and 4 drive-in overhead doors. With direct access from W. National Road, the property features ample parking and easy access.

The property offers proximity to I-70, State Route 4, and State Route 68.



PROPERTY PROFILE

5589 W. National Rd.

Address	5589 W. National Rd
County	Clark County
Parcel #'s	01-00600-03440-3034
Property Taxes	\$40,544
Zoning	I-1S- Industrial
Acreage	4.9 AC
Year Built	1969
Docks	2 Exterior
Drive Ins	4 Total
Parking	70 Spaces; Ratio of 1.82/1.000 SF

Offering Price	\$1,480,000
Building Total SF	45,781 SF
Price Per SF	\$32.32



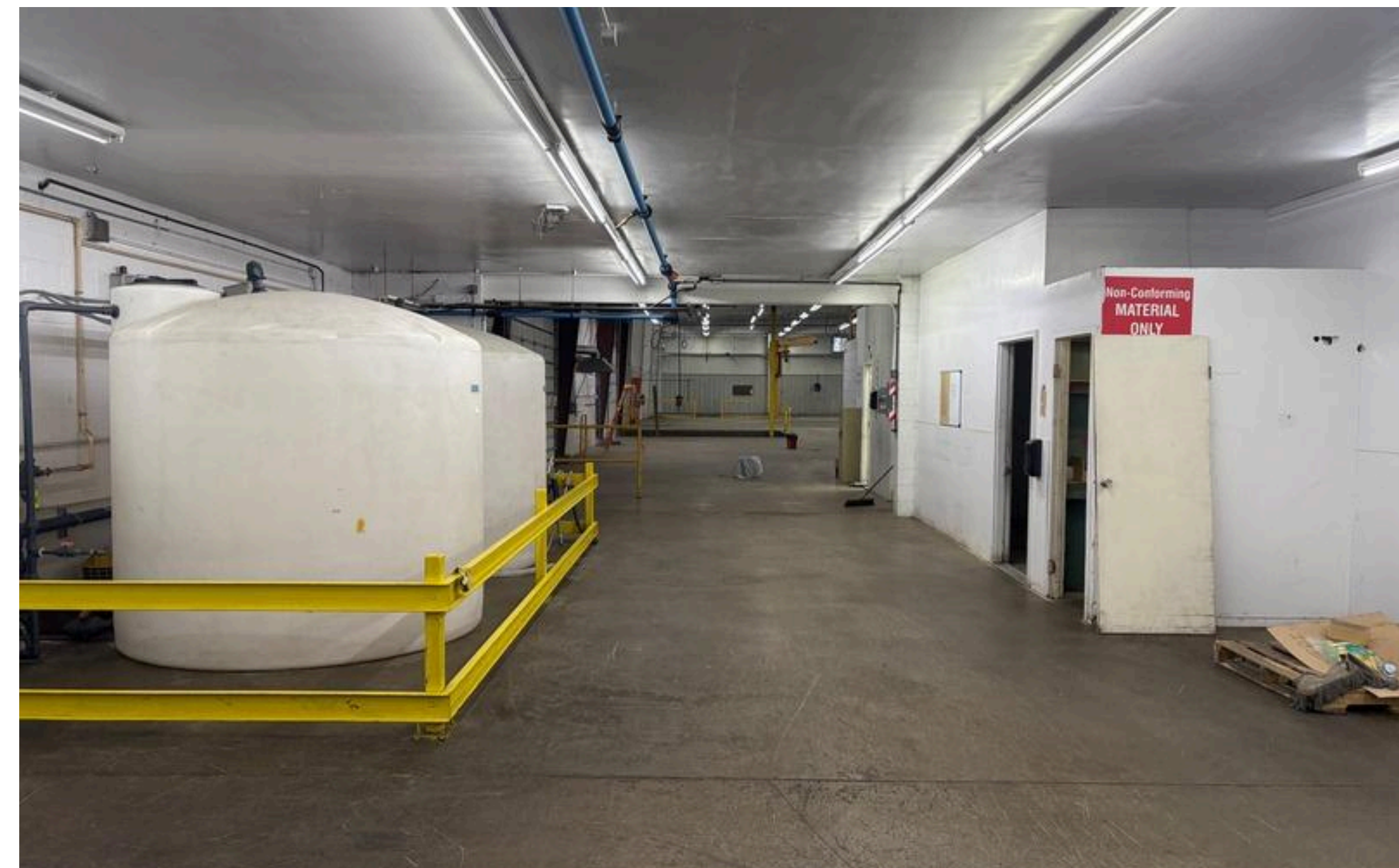
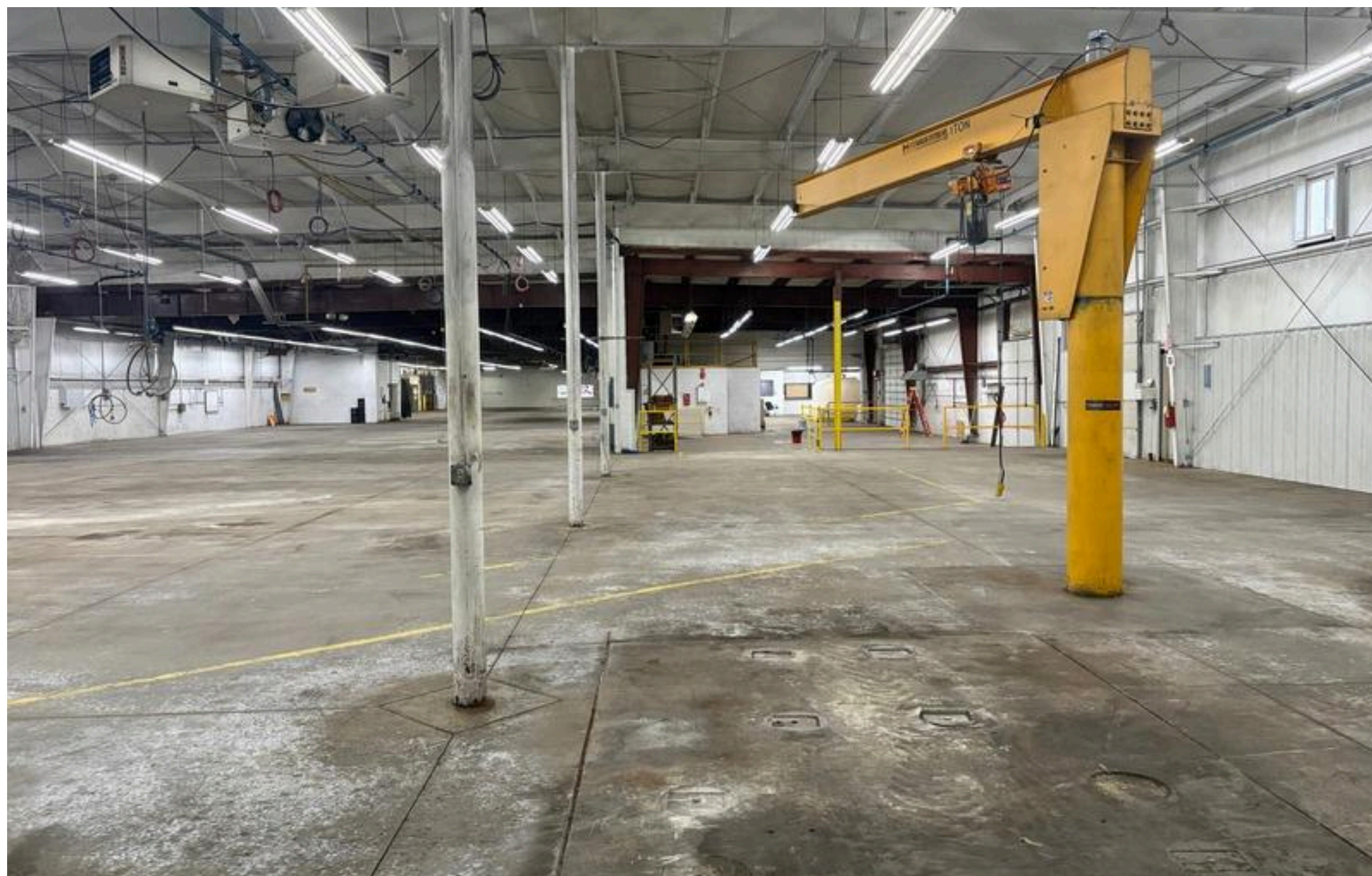
Office

5589 W. National Rd.



Warehouse

5589 W. National Rd.



Warehouse

5589 W. National Rd.



Warehouse

5589 W. National Rd.



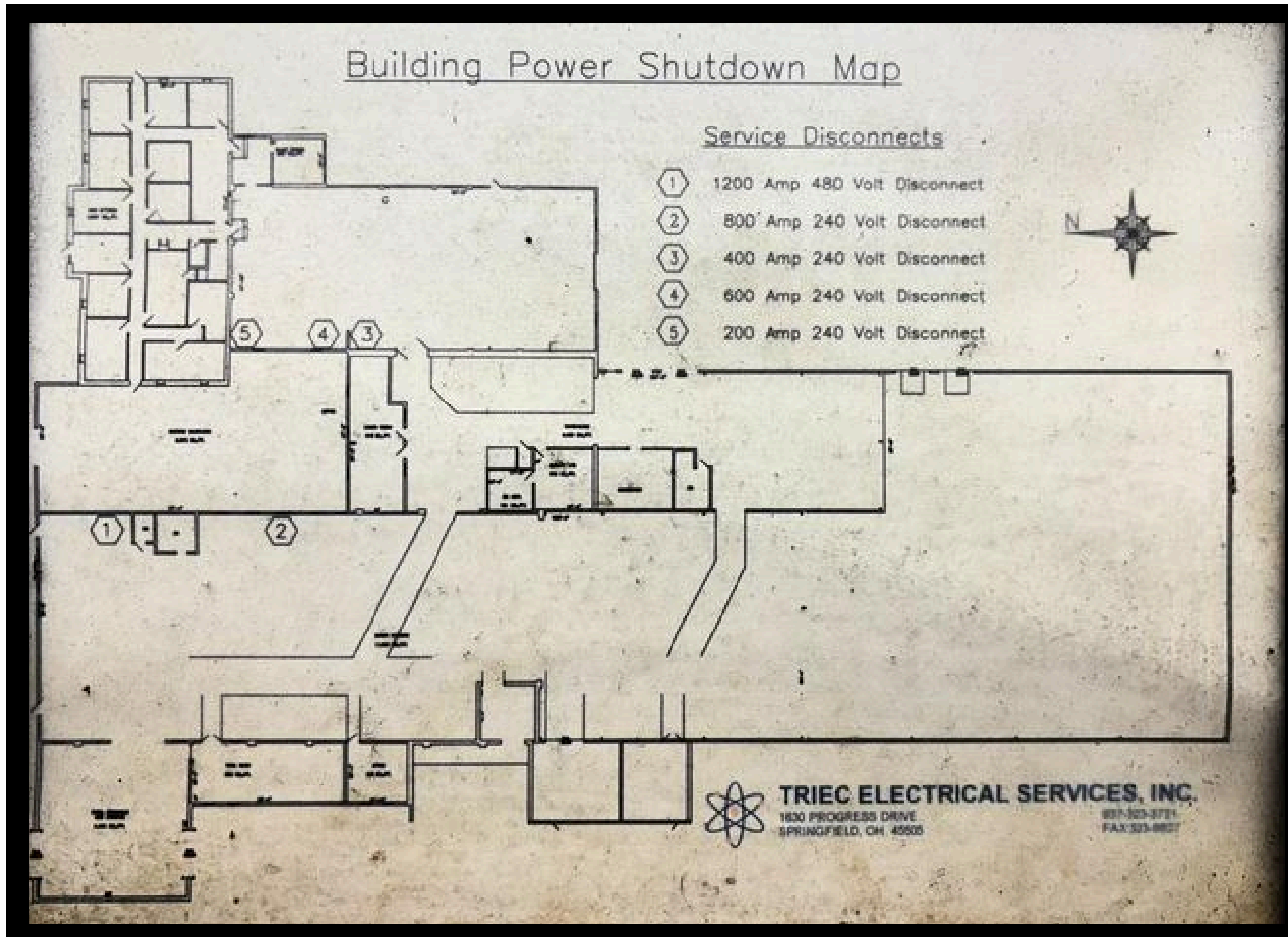
SITE PLAN

5589 W. National Rd.



SITE PLAN

5589 W. National Rd.



DEMOGRAPHICS



Population

2024 Population
2029 Projection



Household Income

2024 Avg Household Income



Housing & Income

2024 Medium Home Value

	2-mile	5-mile	10-mile
2024 Population	4,053	31,510	151,267
2029 Projection	4,041	31,318	150,960
2024 Households	1,598	12,751	62,808
2029 Projection	1,595	12,675	62,668
2024 Avg Household Income	\$95,456	\$80,300	\$75,139
2024 Medium Home Value	\$191,182	\$166,270	\$154,818



*Demographics provided by CoStar Group, www.costar.com, 2024 dataset



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