



**Available:  
7.74 Acres**

**For Sale:  
\$75,000/acre**

### Special Features:

- **All Utilities**
- **Easy Access**
- **1 Minute to I-70**

For information, contact:

**Tim Echemann, SIOR, CCIM**  
**937.492.4423**  
[techemann@IPBIndustrial.com](mailto:techemann@IPBIndustrial.com)  
[www.IPBIndustrial.com](http://www.IPBIndustrial.com)

**GREAT PRICE!**

**Investment Commercial  
Land W. Leffel Lane  
Springfield, OH 45506**



Scan for more info



Land: 7.54 Acres

Zoning: CC-2; Community  
Commercial District

Parcel Number: 3300700033311033

Annual Taxes: \$13,496.55

Utilities: Adjacent to Site

### Location:

Clark County is part of the I-75 corridor with access to the interstate from multiple different interchanges. Along with easy access to I-75, I-70 is only 1 minutes south of Springfield. These interstates provide major access to many different markets within a day's drive.

### Highlights:

- Development Opportunity
- Major Retail Area
- Located on I-70 Frontage Road
- 1 Minute to I-70

