



**BULK DISTRIBUTION / LIGHT INDUSTRIAL / OFFICE / SERVICE**

## **BUILDING #1**

45,000 - 90,051 SF

New Class A Bulk Distribution

***READY FOR OCCUPANCY!***

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STRATEGIC CAPITAL  
PARTNERS

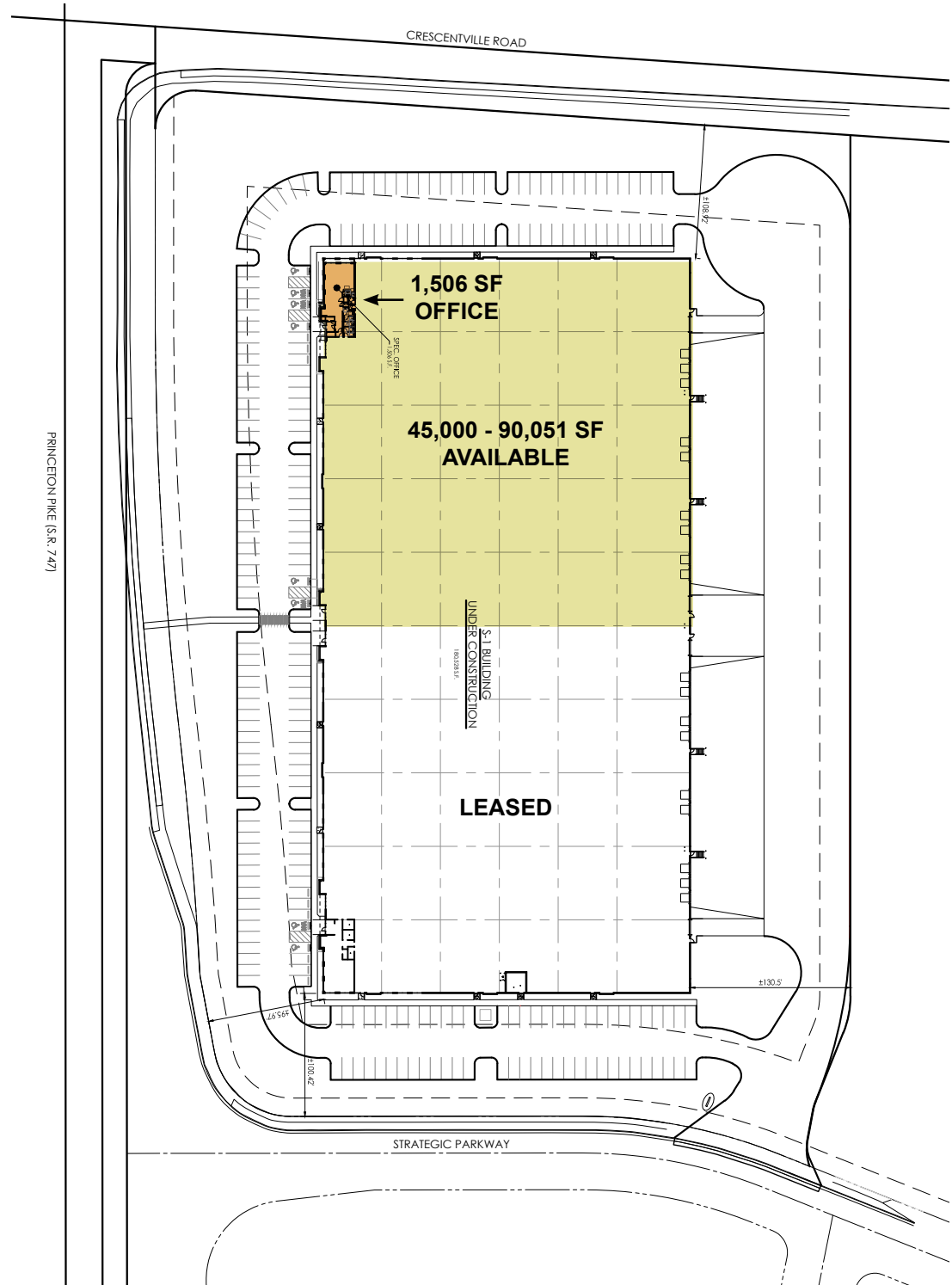


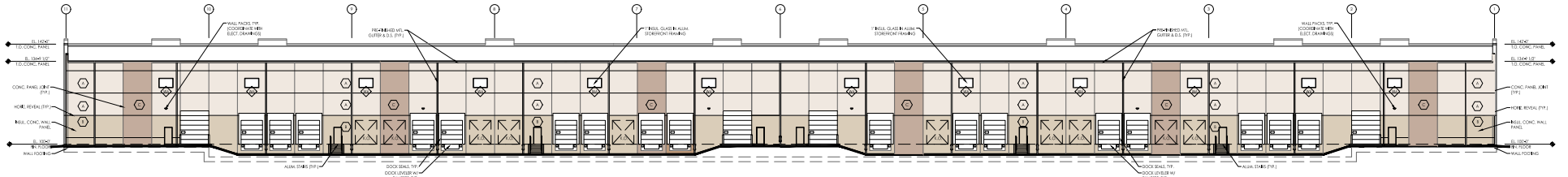
**CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS

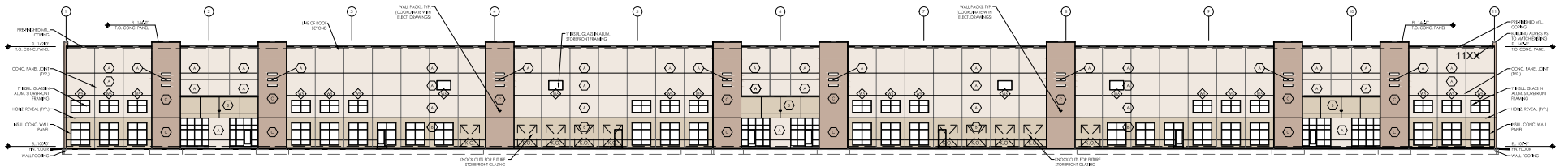
LOCATION	City of Springdale, OH (Hamilton County)
BUILDING SIZE	180,103 SF (300' x 600')
AVAILABLE SIZE	45,000 - 90,051 SF
OFFICE SIZE	1,506 SF
YEAR BUILT	November 2023
ACRES	10.37 Acres
CONSTRUCTION	Concrete Pre-cast; interior walls painted white
CLEAR HEIGHT	32'
ROOF	Single-ply, 45 mil TPO, R20 insulation, interior roof deck primed white
LIGHTING	LED and clerestory windows
ELECTRIC	1,600 amp, 277/480 volt, 3 phase
HVAC	High efficiency gas 80/20 ERU units
FIRE SUPPRESSION	ESFR
FLOORS	7" unreinforced concrete
BAY SIZE	18,000 SF (60' x 300')
COLUMN SPACING	60'w x 48'd typical; 60' x 60' speedbay
DOCK DOORS	(9) 9'x10' Total (Expandable to (14) with levelers, seals and bumpers
DRIVE-IN DOORS	(2) 12' x 14'
TRUCK COURT	130' Total; 60' Concrete apron
PARKING	248± Auto Spaces
ELECTRIC/GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
WATER	<a href="http://www.cincinnati-oh.gov/water">www.cincinnati-oh.gov/water</a>
SEWER	<a href="http://www.msco.org">www.msco.org</a>
ZONING	Industrial - PUD

**FOR LEASE: \$7.95/sf + \$2.77/sf OPEX**

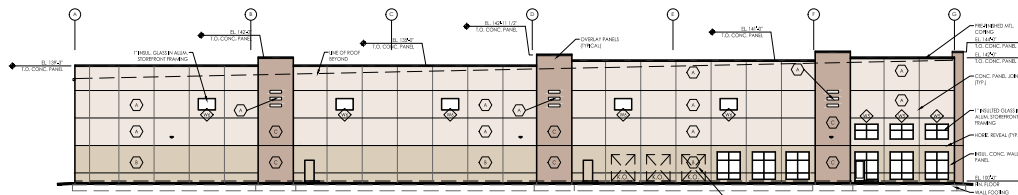




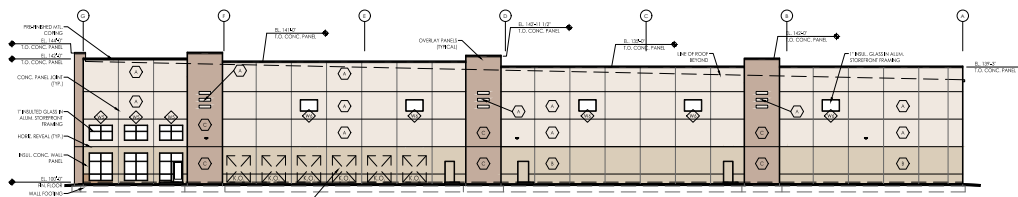
East Elevation  
Scale: 1" = 20'-0" (24' x 36")



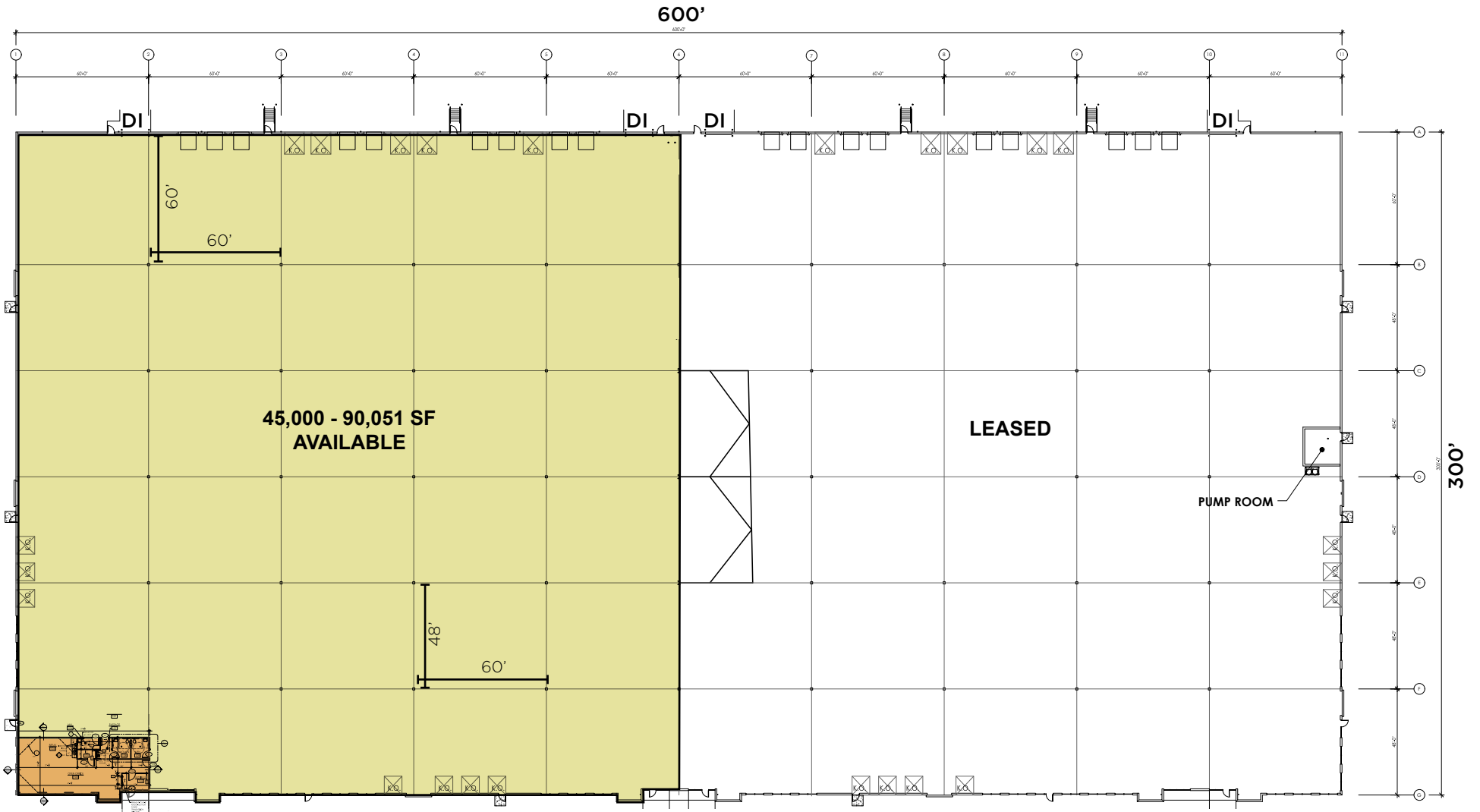
West Elevation  
Scale: 1" = 20'-0" (24' x 36")




North Elevation  
Scale: 1" = 20'-0" (24' x 36")



South Elevation  
Scale: 1" = 20'-0" (24' x 36")





 **BUILDING**  
PHOTOS



**FULL SIGNALIZED INTERSECTION**

**E CRESCENTVILLE RD**

**BLDG #1  
180,103 SF**

**LEASED**

**LEASED**

**BLDG #4  
374,475 SF**

**RIGHT IN; RIGHT OUT**

**747**

**PRINCETON PIKE**

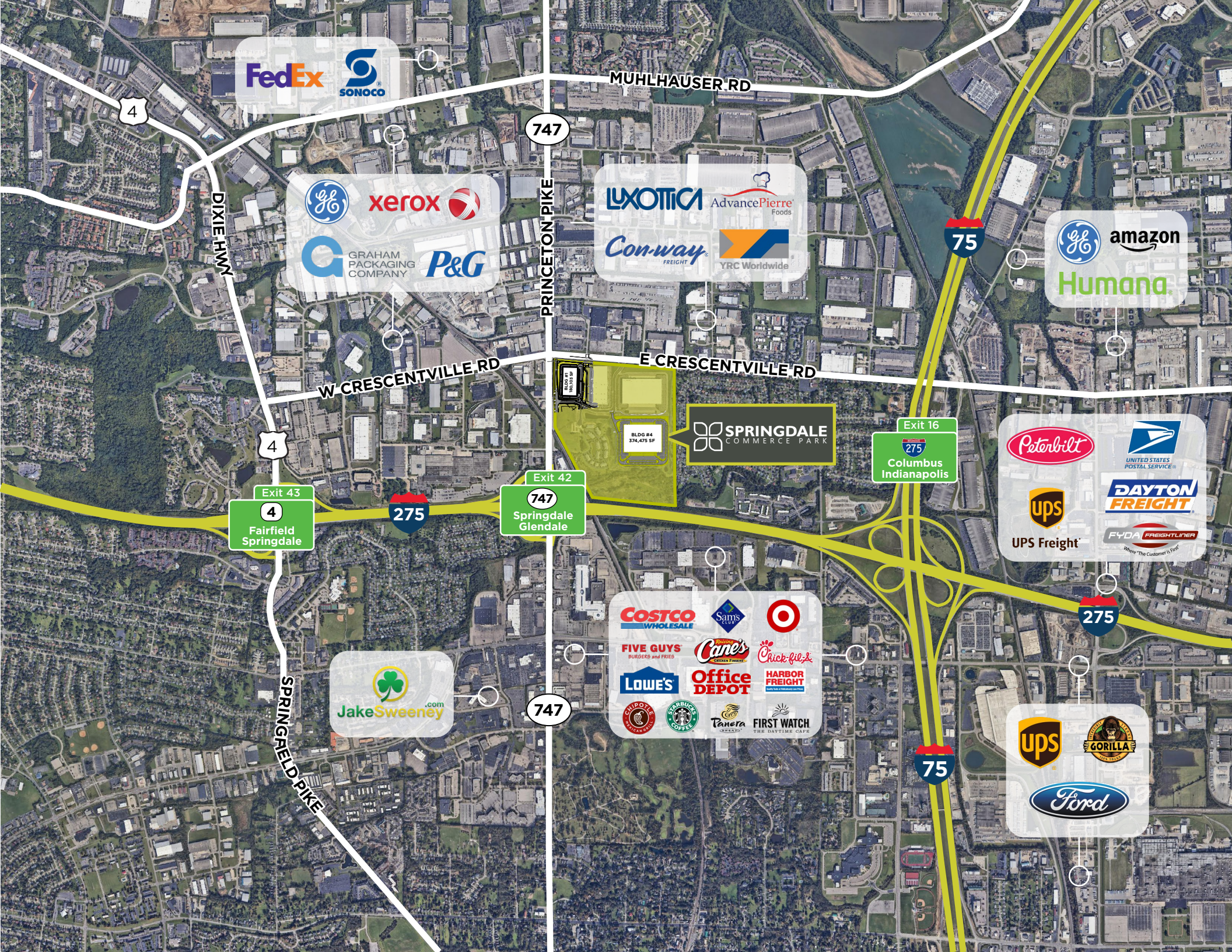
**Exit 42B**

**747  
North**

**275**







**FedEx** **SONOCO**

**GE** **xerox** **GRAHAM PACKAGING COMPANY** **P&G**

**LUXOTICA** **AdvancePierre Foods**  
**Con-way FREIGHT** **YRC Worldwide**

**GE** **amazon**  
**Humana**

**BLDG #4**  
**374,475 SF**

**SPRINGDALE**  
**COMMERCE PARK**

**Peterbilt** **UNITED STATES POSTAL SERVICE**  
**ups** **DAYTON FREIGHT**  
**UPS Freight** **FYDA FREIGHTLINER**

**COSTCO WHOLESALE** **Sam's CLUB** **Target**  
**FIVE GUYS** **Cane's** **Chick-fil-A**  
**LOWE'S** **Office DEPOT** **HARBOR FREIGHT**  
**CHIPOTLE MEXICAN BURGERS** **STARBUCKS COFFEE** **Tanera** **FIRST WATCH THE DAYTIME CAFE**

**JakeSweeney.com**

**ups** **GORILLA**  
**Ford**

Exit 43  
**4**  
Fairfield  
Springdale

Exit 42  
**747**  
Springdale  
Glendale

Exit 16  
**275**  
Columbus  
Indianapolis

**75**

**275**

**747**

**4**

**747**

**75**

**4**

**275**

DIXIE HWY

PRINCETON PIKE

W CRESCENTVILLE RD

E CRESCENTVILLE RD

SPRINGFIELD PIKE

MUHLHAUSER RD



For more information, contact:

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