



BULK DISTRIBUTION / LIGHT INDUSTRIAL / OFFICE / SERVICE

BUILDING #4

61,800 SF

New Class A Bulk Distribution

READY FOR OCCUPANCY!

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STRATEGIC CAPITAL
PARTNERS

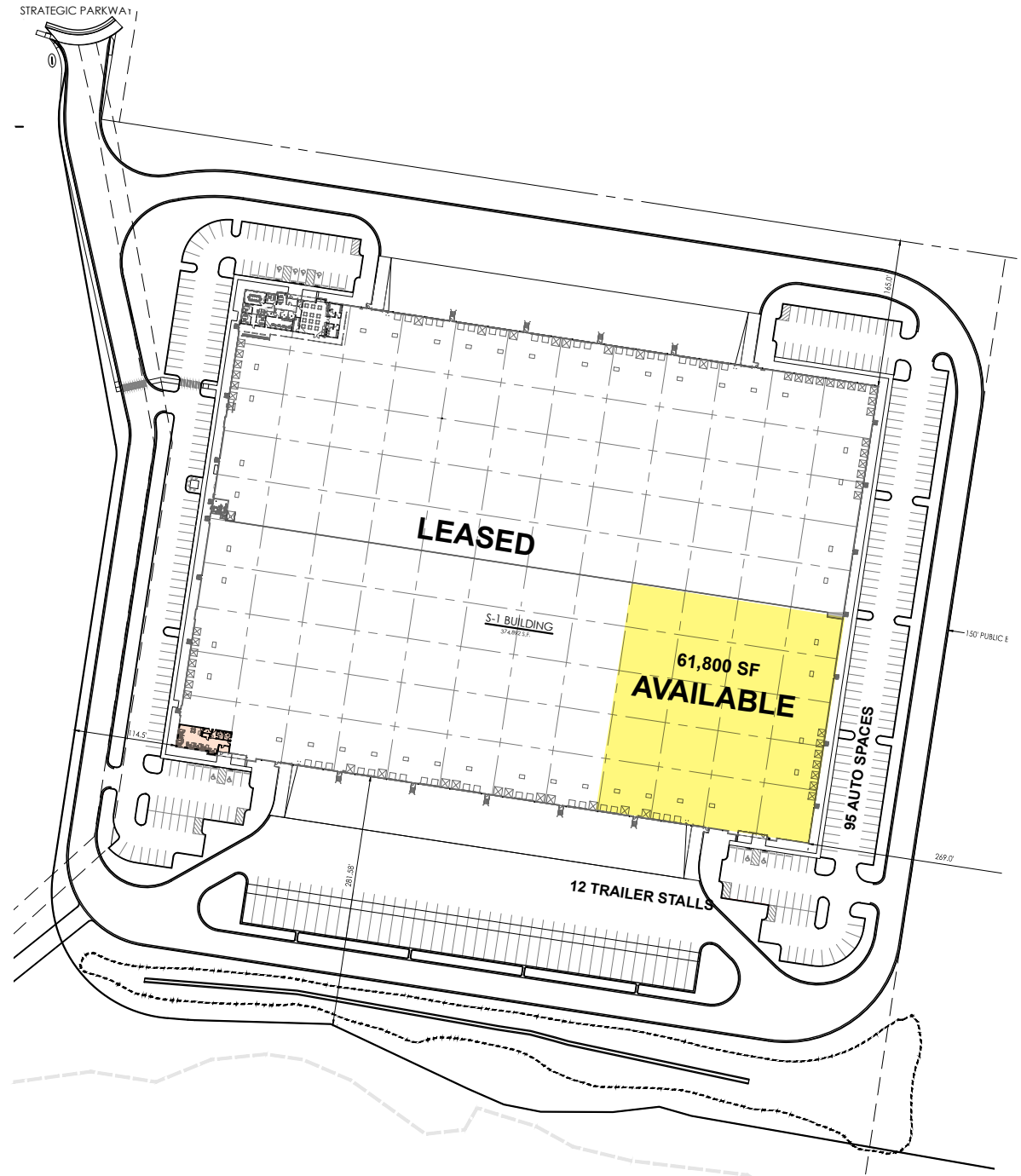


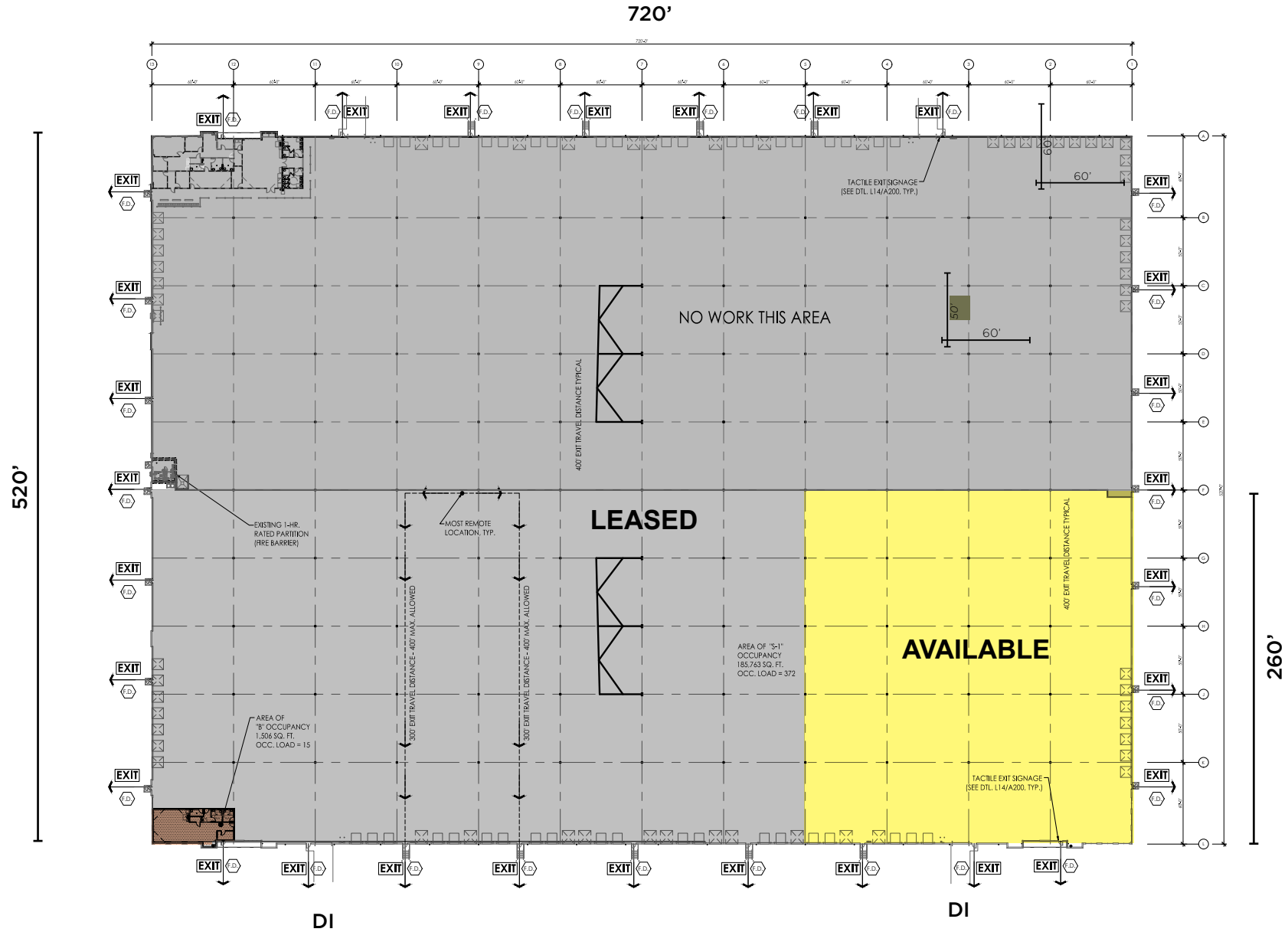
CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

LOCATION	City of Springdale, OH (Hamilton County)
BUILDING SIZE	374,475 SF (720' x 520')
AVAILABLE SIZE	61,800 SF
OFFICE SIZE	BTS
YEAR BUILT	2024
ACRES	25.89 Acres
CONSTRUCTION	Concrete Pre-cast; interior walls painted white
CLEAR HEIGHT	36'
ROOF	Single-ply, 45 mil TPO, R20 insulation, interior roof deck primed white
LIGHTING	LED and clerestory windows
ELECTRIC	(2) 1,000 amp, 277/480 volt, 3 phase
HVAC	High efficiency gas 80/20 ERU units
FIRE SUPPRESSION	ESFR
FLOORS	7" unreinforced concrete
BAY SIZE	31,200 SF (60' x 520')
COLUMN SPACING	60'w x 50'd typical; 60' x 60' speedbay
DOCK DOORS	(5) 9'x10' Total; Expandable to (7) with levelers, seals and bumpers
DRIVE-IN DOORS	(1) 12' x 14'
TRUCK COURT	12 Trailer Spaces
PARKING	95 Auto Spaces
ELECTRIC/GAS	www.duke-energy.com
WATER	www.cincinnati-oh.gov/water
SEWER	www.msdcg.org
ZONING	Industrial - PUD

FOR LEASE: \$7.95/sf + \$2.35/sf OPEX





BUILDING PHOTOS



FULL SIGNALIZED INTERSECTION

E CRESCENTVILLE RD

BLDG #1
90,051 SF

LEASED

LEASED

RIGHT IN; RIGHT OUT

747

PRINCETON PIKE

BLDG #4
61,800 SF

Exit 42B

747
North

INTERSTATE
275

LOCATION HIGHLIGHTS

Springdale is at the center of the Cincinnati- Dayton Metroplex and offers access to two major international airports, four major interstate highways, access to the nation's rail system and a labor force of over one million workers.

Springdale is home to over 1,500 national and local businesses and prides itself on its business friendly atmosphere. Businesses located in Springdale have the opportunity to receive incentives through the State of Ohio job creation programs. The city is committed to providing the best in infrastructure facilities and services for community businesses and is a model for economic growth, prosperity and diversity.



Downtown Cincinnati
25 Minutes



Downtown Dayton
40 Minutes



CVG International Airport
35 Minutes

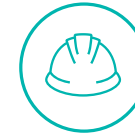


Downtown Columbus
90 Minutes

SPRINGDALE DEMOGRAPHICS (10 MILE RADIUS)



EST. POPULATION (2022)
652,615



LABOR FORCE POPULATION
512,607

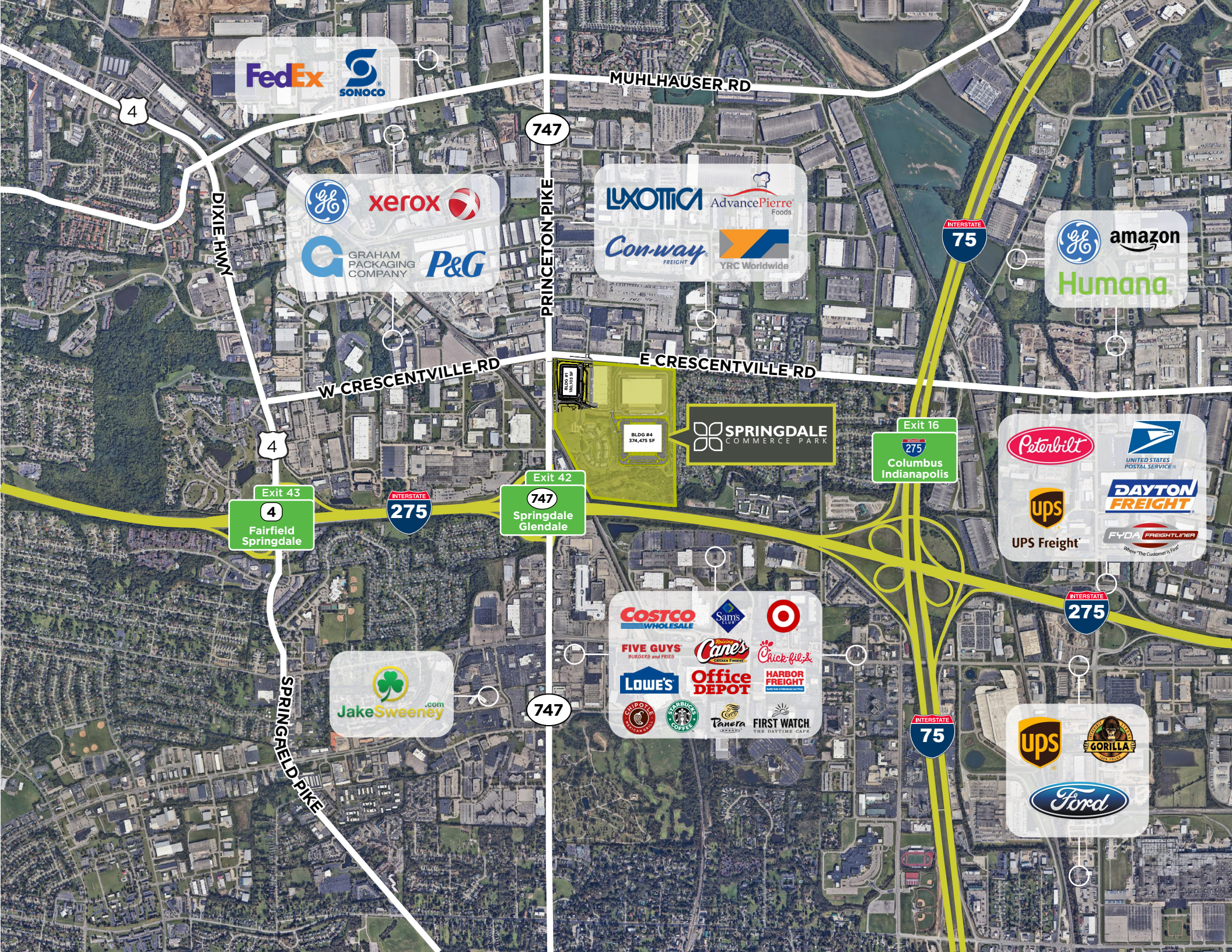


AVG HOUSEHOLD INCOME
\$99,304



UNEMPLOYMENT RATE
2.6%





FedEx SONOCO

MUHLHAUSER RD

747

GE xerox

LUXOTICA Advance Pierre Foods

GRAHAM PACKAGING COMPANY P&G

Conway FREIGHT YRC Worldwide

amazon GE Humana

DIXIE HWY

PRINCETON PIKE

INTERSTATE 75

W CRESCENTVILLE RD

E CRESCENTVILLE RD

BLDG #4 374,475 SF

SPRINGDALE COMMERCE PARK

Exit 16 INTERSTATE 275 Columbus Indianapolis

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

Exit 43 INTERSTATE 4 Fairfield Springdale

Exit 42 INTERSTATE 747 Springdale Glendale

COSTCO WHOLESALE Sam's Club Target FIVE GUYS Cane's Chick-fil-A LOWE'S Office DEPOT HARBOR FREIGHT CHIPOTLE MEXICAN BURGERS STARBUCKS COFFEE Panera THE DAYTIME CAFE

JakeSweeney.com

747

INTERSTATE 75

ups gorilla FORD

SPRINGFIELD PIKE

INTERSTATE 275



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