



BULK DISTRIBUTION / LIGHT INDUSTRIAL / OFFICE / SERVICE

BUILDING #1

45,000 - 90,051 SF

New Class A Bulk Distribution

READY FOR OCCUPANCY!

JEFF BENDER, SIOR, CCIM

+1 513 763 3046

jeff.bender@cushwake.com

DAVE KELLY, CCIM

+1 513 763 3009

dave.kelly@cushwake.com

SEATTLE STEIN

+1 513 763 3027

seattle.stein@cushwake.com



STRATEGIC CAPITAL
PARTNERS

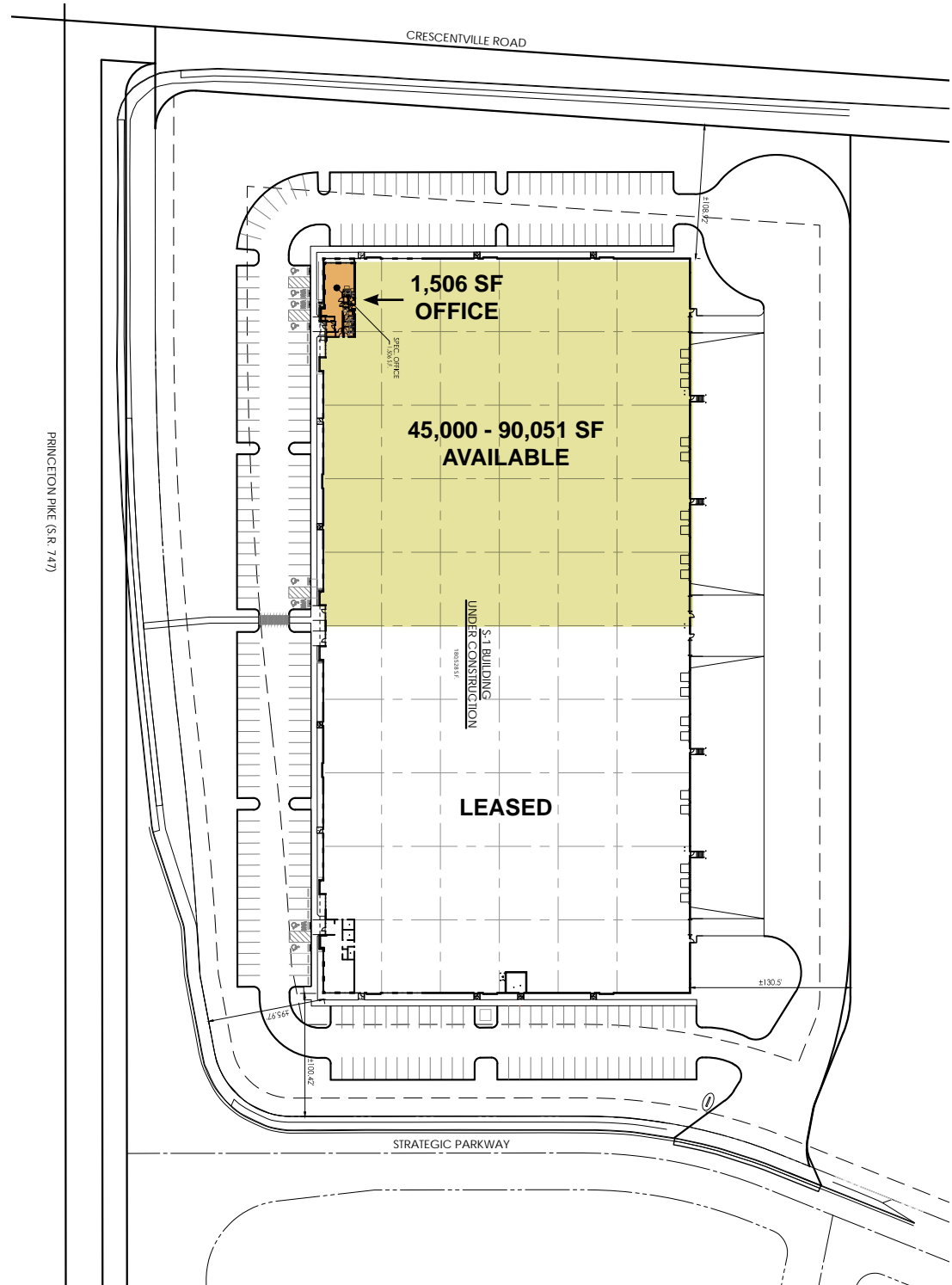


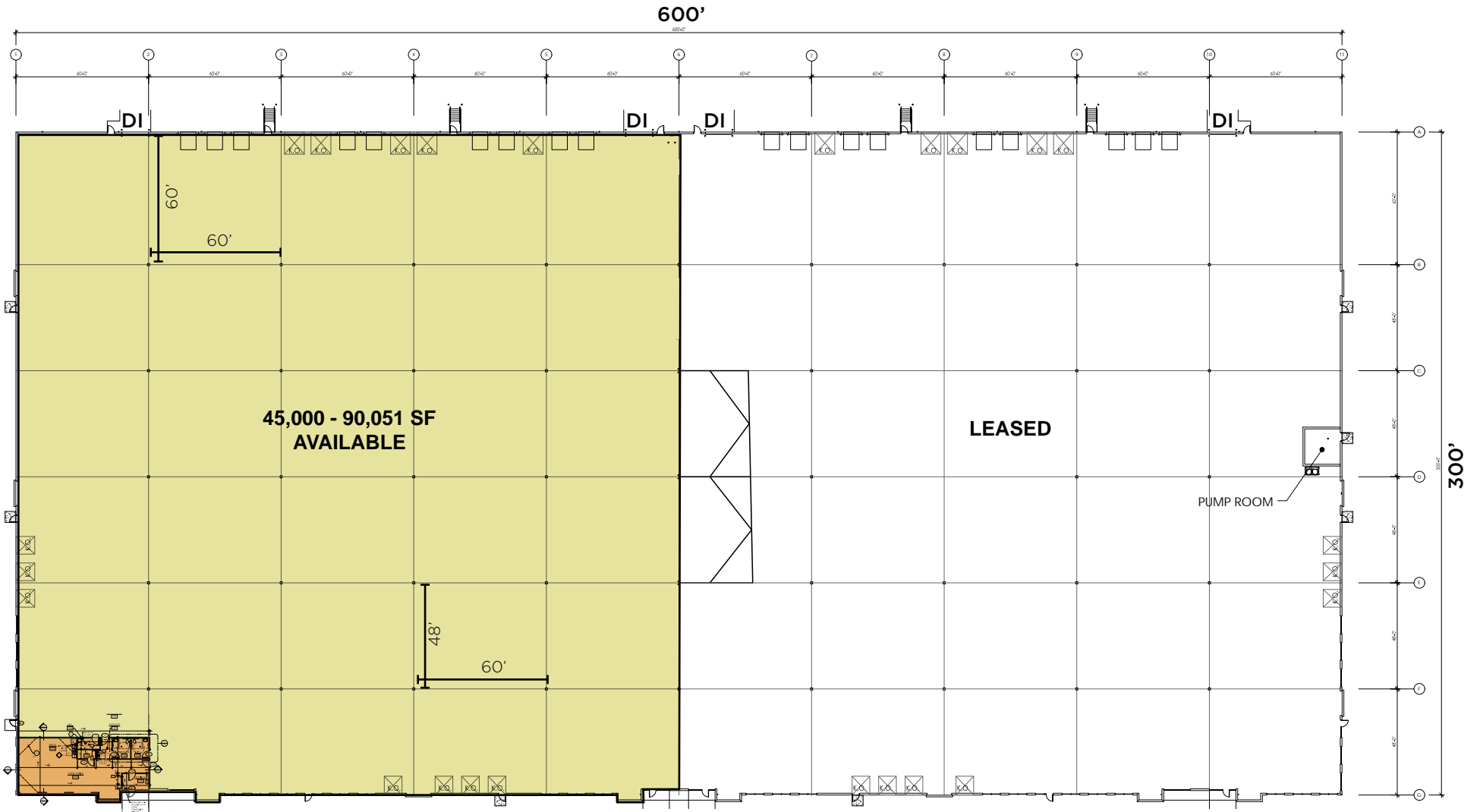
**CUSHMAN &
WAKEFIELD**

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	www.duke-energy.com
WATER	www.cincinnati-oh.gov/water
SEWER	www.msco.org
ZONING	Industrial - PUD

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





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

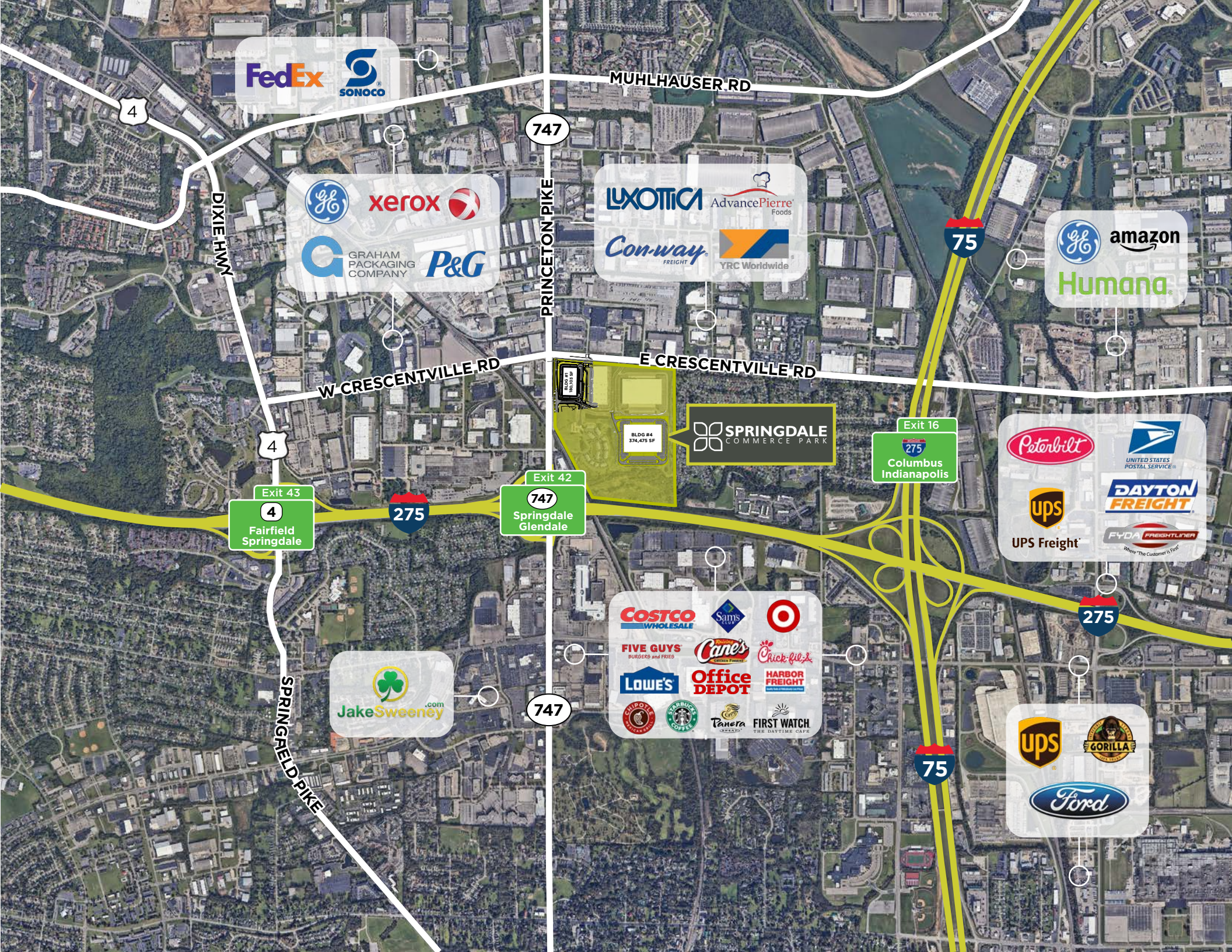
PRINCETON PIKE

Exit 42B

**747
North**

275





FedEx
SONOCO

MUHLHAUSER RD

747

GE
xerox
GRAHAM PACKAGING COMPANY
P&G

LUXOTICA
AdvancePierre Foods
Conway FREIGHT
YRC Worldwide

amazon
GE
Humana

DIXIE HWY

PRINCETON PIKE

E CRESCENTVILLE RD

W CRESCENTVILLE RD

BLDG #4
374,475 SF

SPRINGDALE
COMMERCE PARK

Exit 16
275
Columbus
Indianapolis

Peterbilt
UNITED STATES POSTAL SERVICE
ups
DAYTON FREIGHT
UPS Freight
FYDA FREIGHTLINER
Where "The Customer is First"

4

Exit 43
4
Fairfield
Springdale

275

Exit 42
747
Springdale
Glendale

747

JakeSweeney.com

COSTCO WHOLESALE
Sams Club
Target
FIVE GUYS BURGERS and FRIES
Cane's
Chick-fil-A
LOWE'S
Office DEPOT
HARBOR FREIGHT
CHIPOTLE
STARBUCKS COFFEE
Panera
FIRST WATCH THE DAYTIME CAFE

275

ups
GORILLA
Ford

SPRINGFIELD PIKE

75



For more information, contact:

JEFF BENDER, SIOR, CCIM
+1 513 763 3046
jeff.bender@cushwake.com

DAVE KELLY, CCIM
+1 513 763 3009
dave.kelly@cushwake.com

SEATTLE STEIN
+1 513 763 3027
seattle.stein@cushwake.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.