



BULK DISTRIBUTION / LIGHT INDUSTRIAL / OFFICE / SERVICE

BUILDING #4
187,200 - 374,475 SF
New Class A Bulk Distribution

READY FOR OCCUPANCY!

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STRATEGIC CAPITAL
PARTNERS

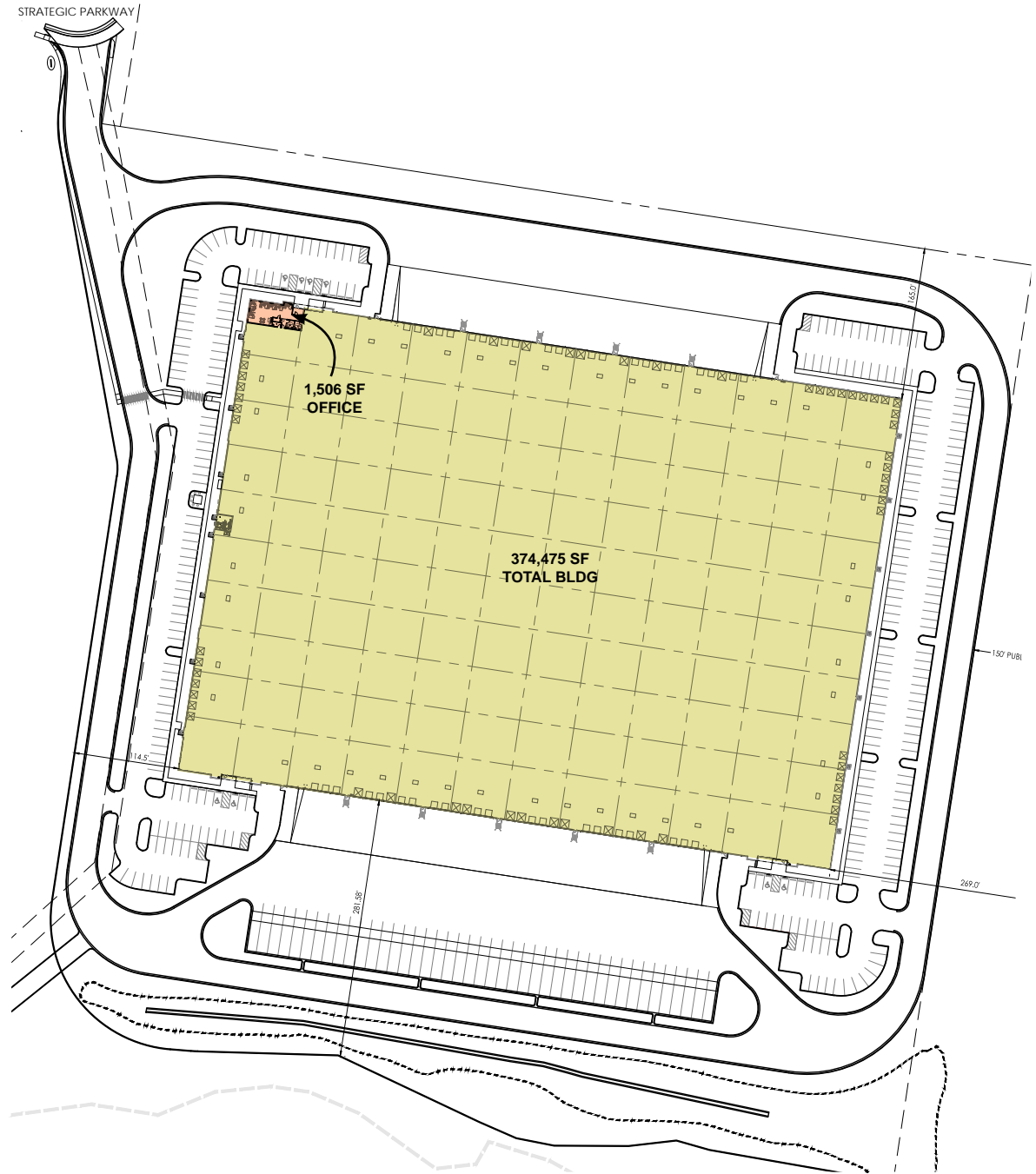


**CUSHMAN &
WAKEFIELD**

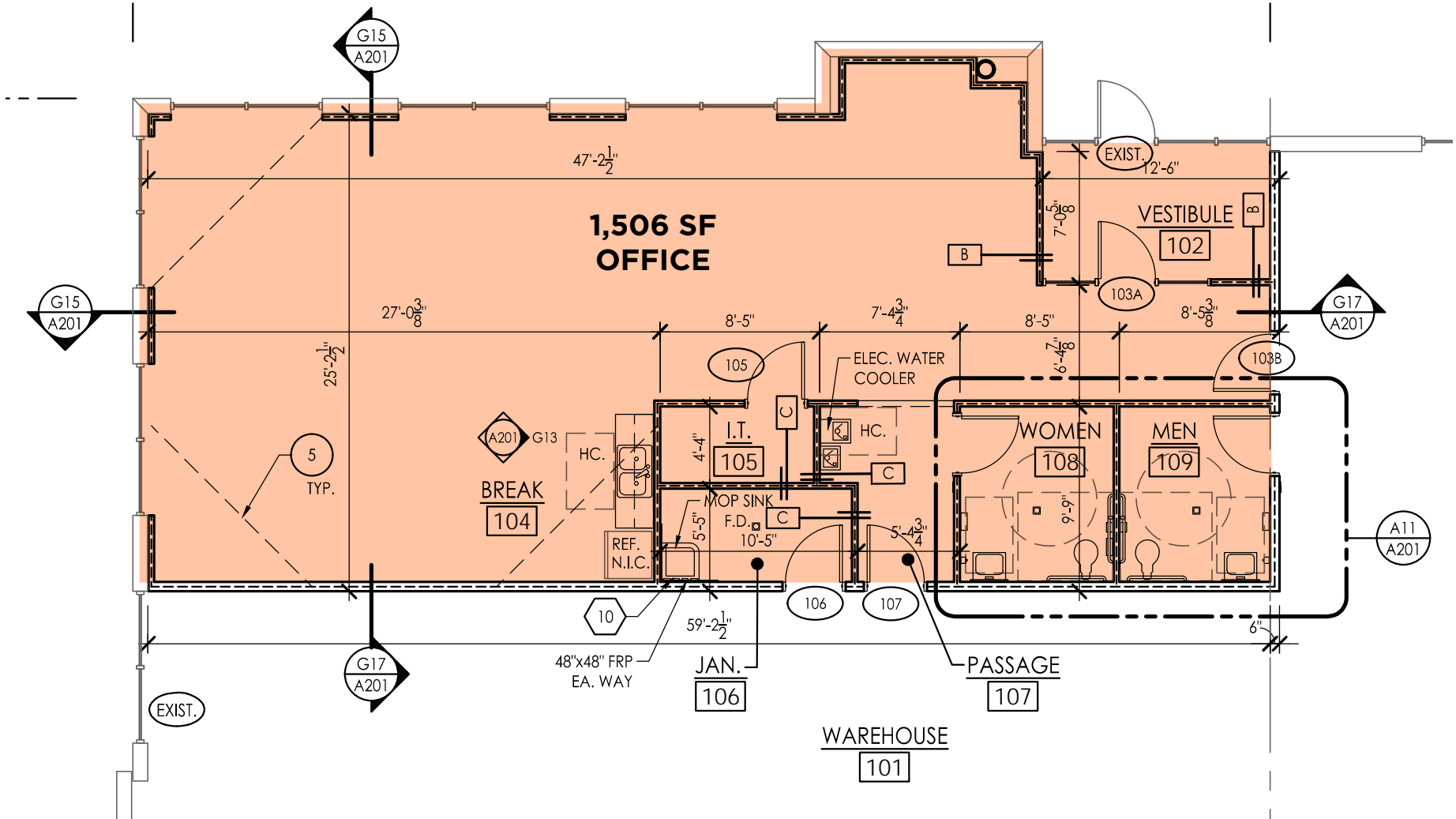
PROPERTY HIGHLIGHTS

LOCATION	City of Springdale, OH (Hamilton County)
BUILDING SIZE	374,475 SF (720' x 520')
OFFICE SIZE	1,506 SF
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	31,000 SF (60' x 520')
COLUMN SPACING	60'w x 48'd typical; 60' x 60' speedbay
DOCK DOORS	(40) 9'x10' Total (Expandable to (59) with levelers, seals and bumpers
DRIVE-IN DOORS	(4) 12' x 14'
TRUCK COURT	185' Total; 60' Concrete apron
PARKING	364± Auto; 43 Trailer Parking
ELECTRIC/GAS	www.duke-energy.com
WATER	www.cincinnati-oh.gov/water
SEWER	www.msco.org
ZONING	Industrial - PUD

FOR LEASE: \$6.95/sf + \$2.75/sf OPEX



OFFICE PLAN



CONSTRUCTION PHOTOS



FULL SIGNALIZED INTERSECTION

E CRESCENTVILLE RD

BLDG #1
180,103 SF

LEASED

LEASED

RIGHT IN; RIGHT OUT

747

PRINCETON PIKE

BLDG #4
374,475 SF

Exit 42B

747
North

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



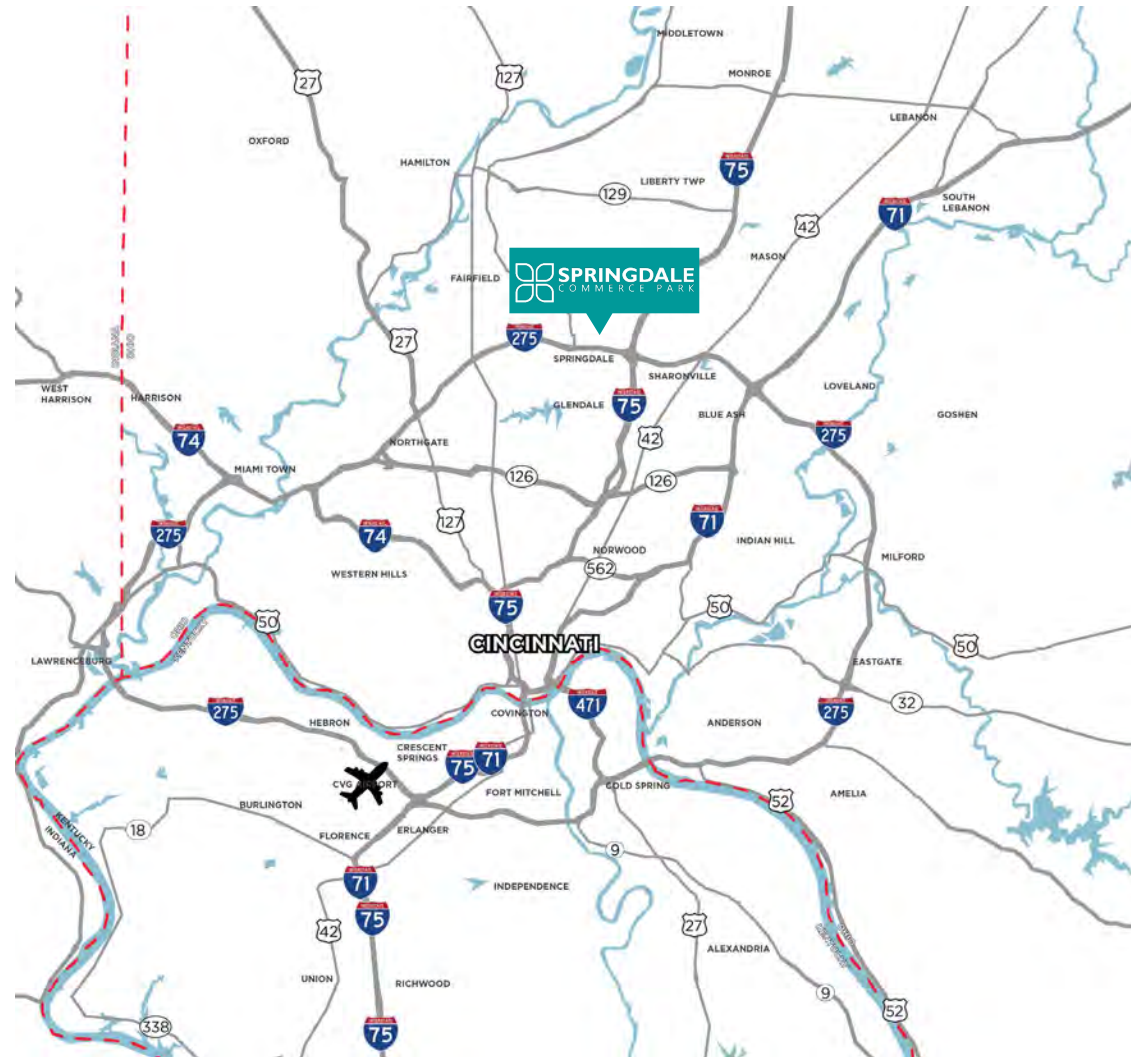
LABOR FORCE POPULATION
512,607

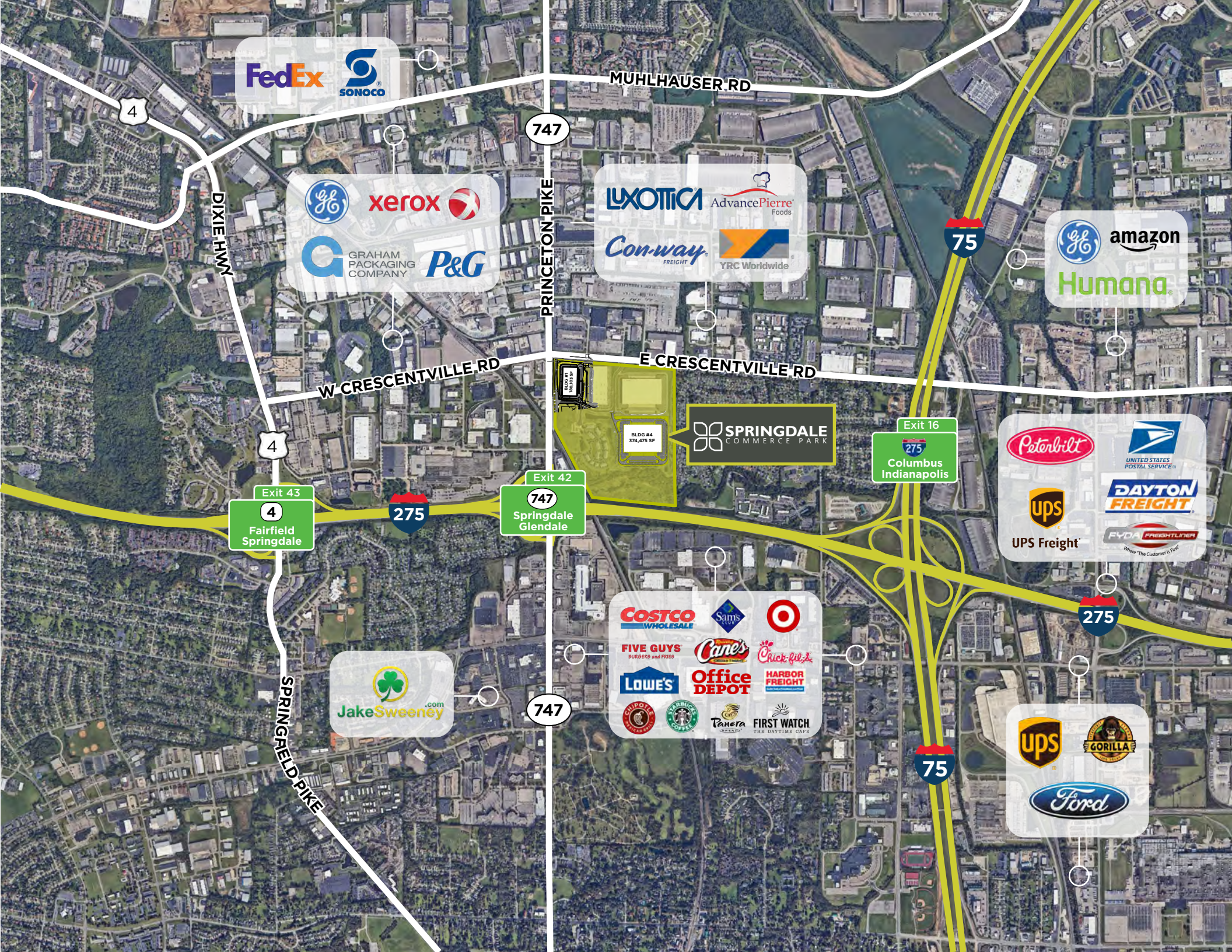


AVG HOUSEHOLD INCOME
\$99,304



UNEMPLOYMENT RATE
2.6%





FedEx **SONOCO**

MUHLHAUSER RD

747

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

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

amazon
Humana

DIXIE HWY

PRINCETON PIKE

75

W CRESCENTVILLE RD

E 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

275

Exit 43
4
Fairfield
Springdale

Exit 42
747
Springdale
Glendale

275

JakeSweeney.com

747

COSTCO WHOLESALE **Sams** **Target**
FIVE GUYS **Cane's** **Chick-fil-A**
LOWE'S **Office DEPOT** **HARBOR FREIGHT**
CHIPOTLE **STARBUCKS** **Tamara** **FIRST WATCH**
THE DAYTIME CAFE

75

ups **GORILLA**
Ford

SPRINGFIELD PIKE



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