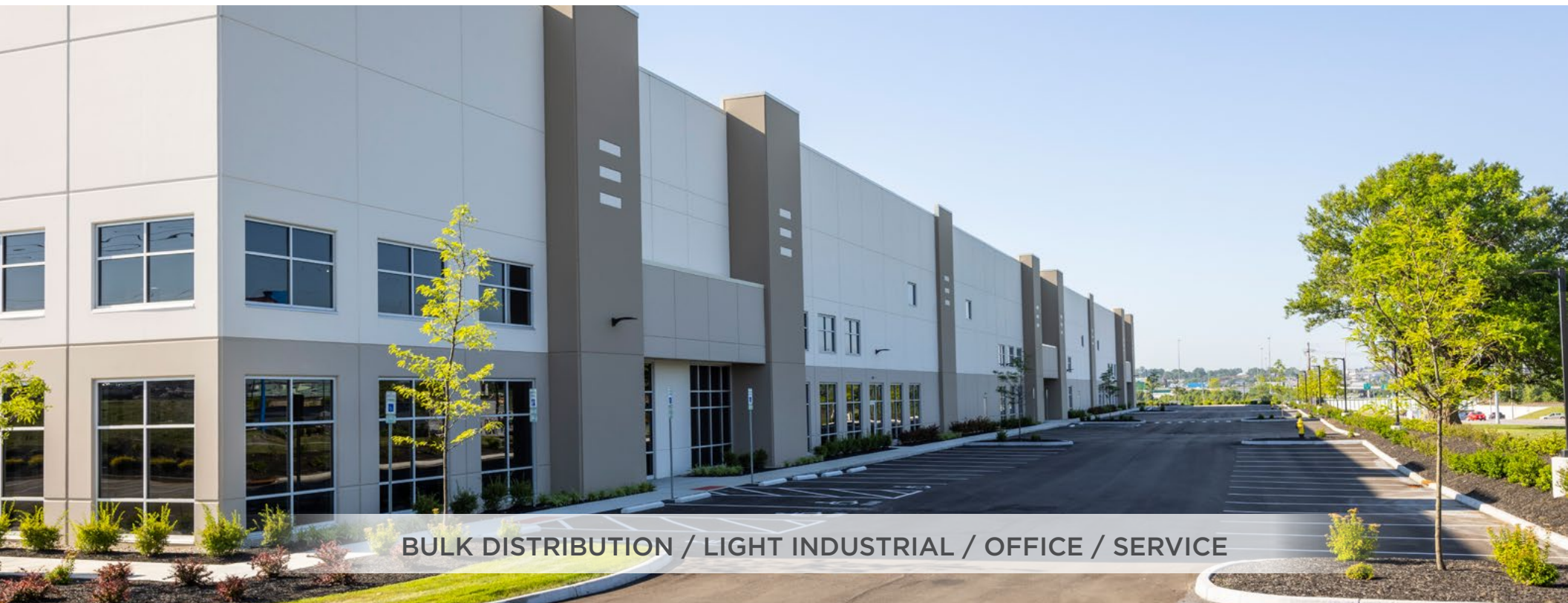




 1100 STRATEGIC PARKWAY
SPRINGDALE, OH 45246



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

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STRATEGIC CAPITAL
PARTNERS

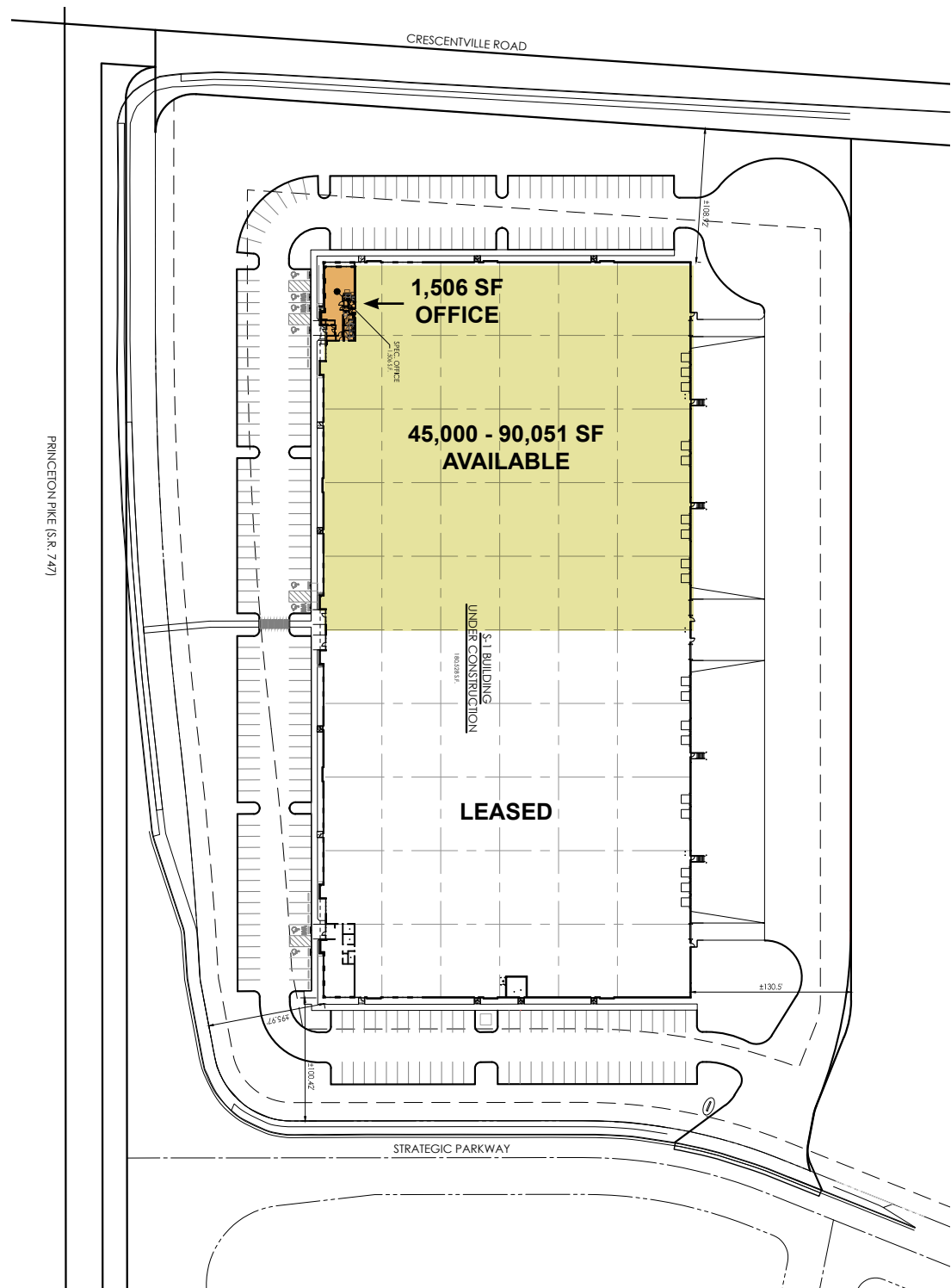


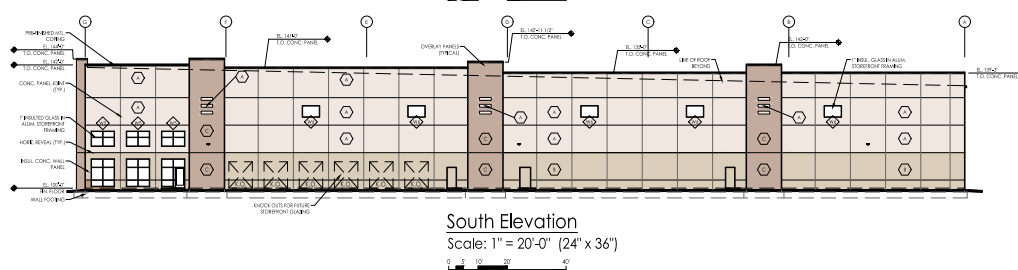
**CUSHMAN &
WAKEFIELD**

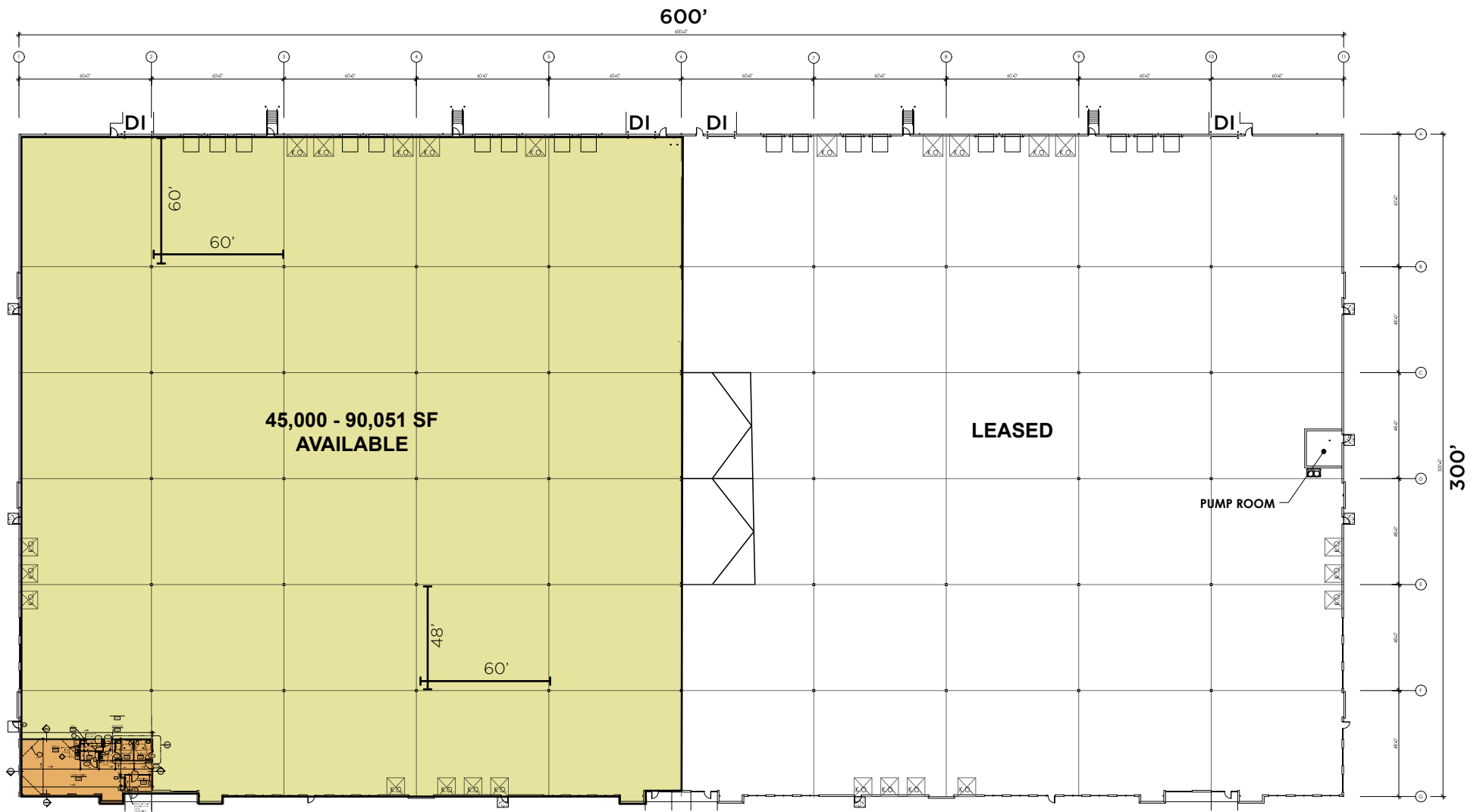
PROPERTY HIGHLIGHTS

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

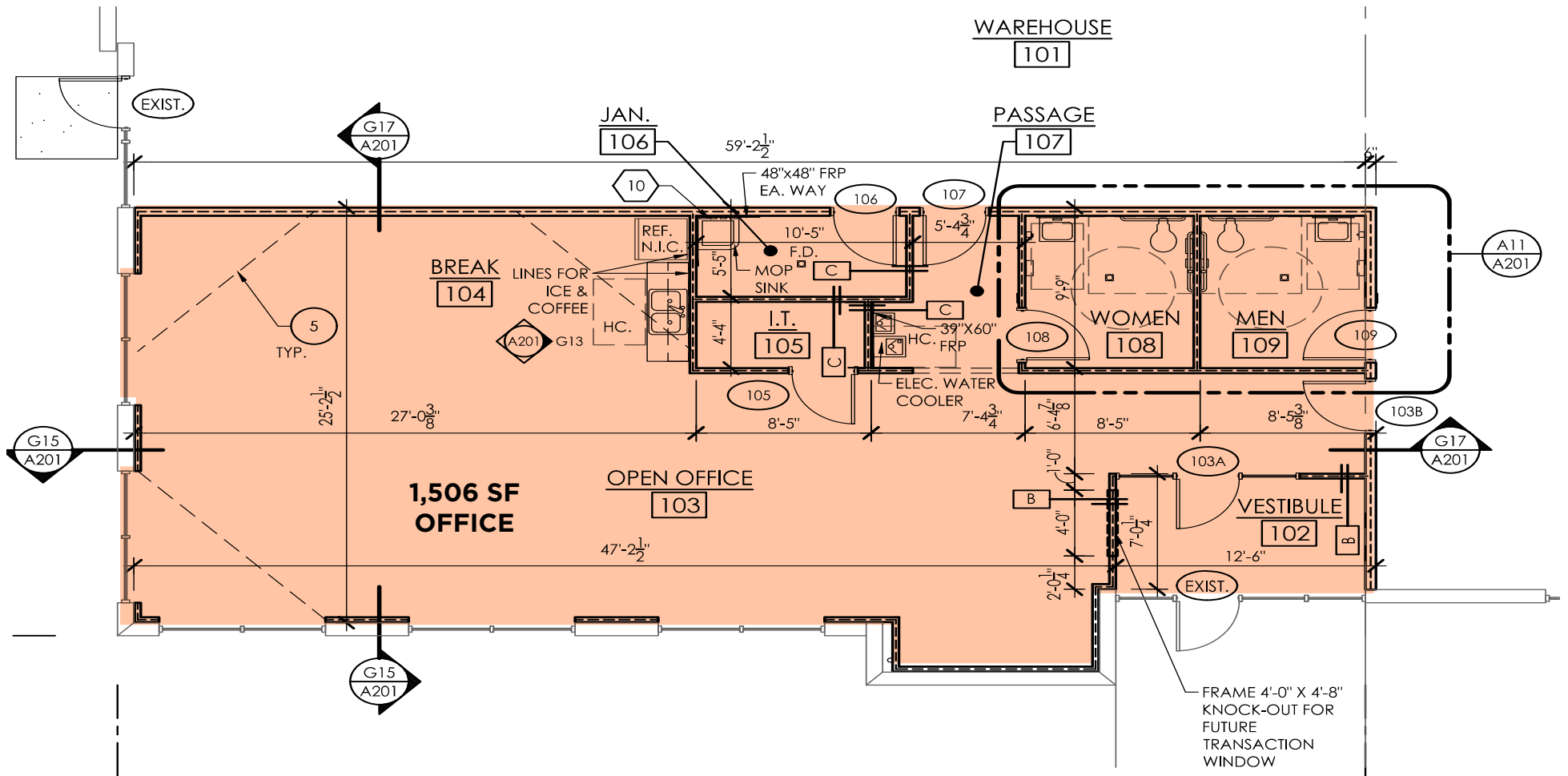
FOR LEASE: \$7.95/sf + \$2.51/sf OPEX







OFFICE PLAN



BUILDING 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

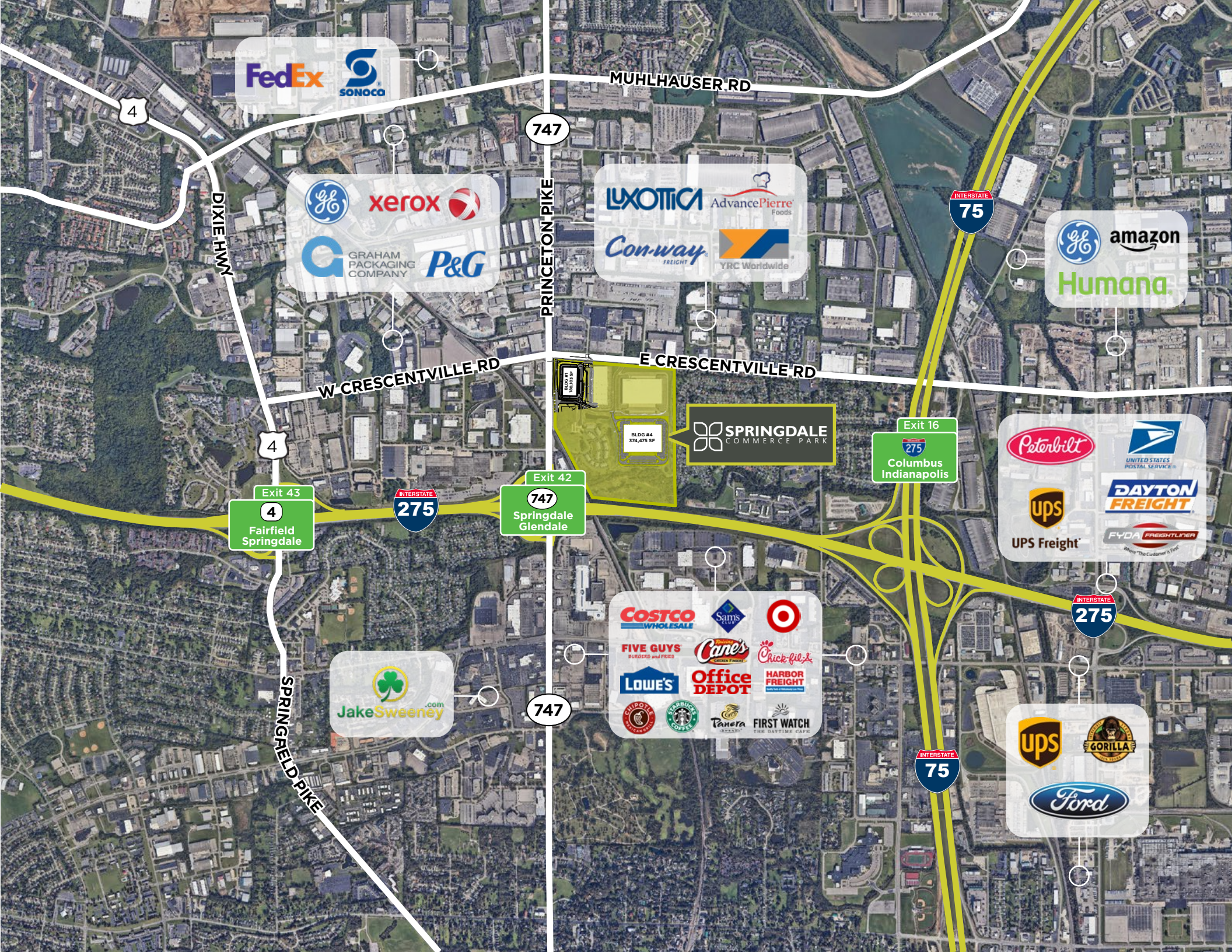


AVG HOUSEHOLD INCOME
\$99,304



UNEMPLOYMENT RATE
2.6%





FedEx
SONOCO

GE
xerox
GRAHAM PACKAGING COMPANY
P&G

LUXOTTICA
AdvancePierre Foods
Conway FREIGHT
YRC Worldwide

GE
amazon
Humana

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

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

JakeSweeney.com

ups
GORILLA
Ford

BLDG #4
374,475 SF

SPRINGDALE
COMMERCE PARK



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