



1125 STRATEGIC PARKWAY  
SPRINGDALE, OH 45246



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

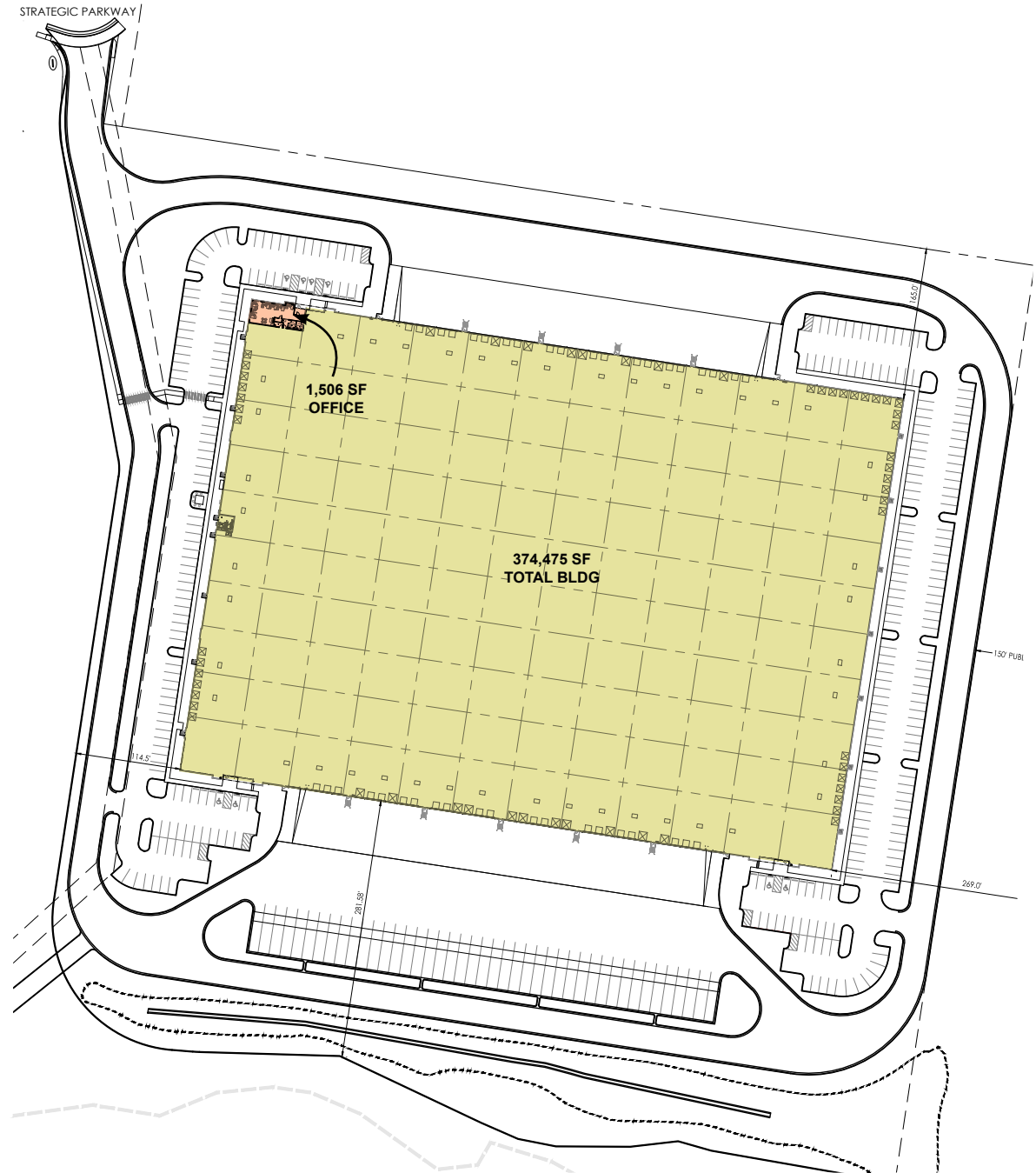


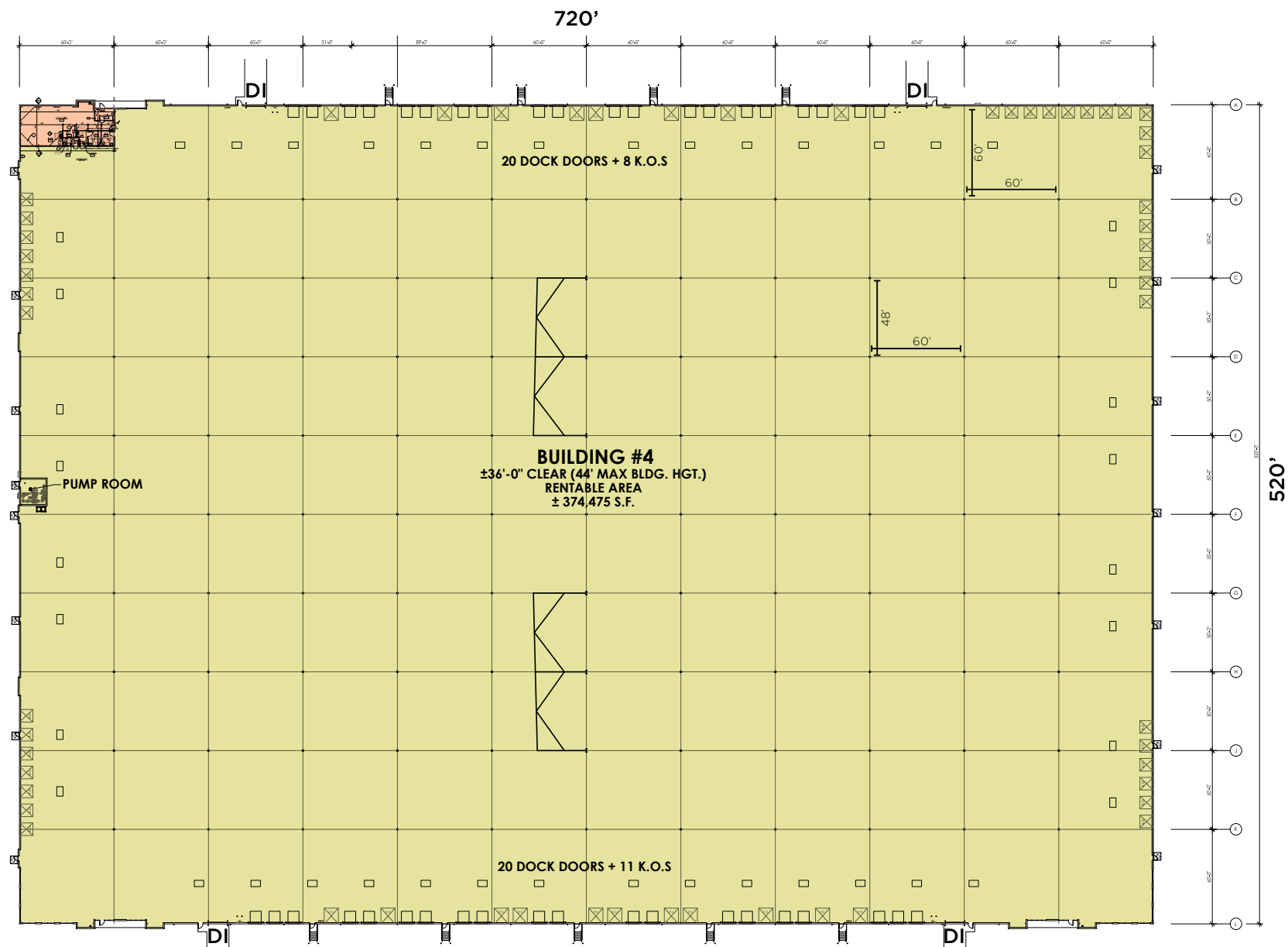
CUSHMAN &  
WAKEFIELD

# PROPERTY HIGHLIGHTS

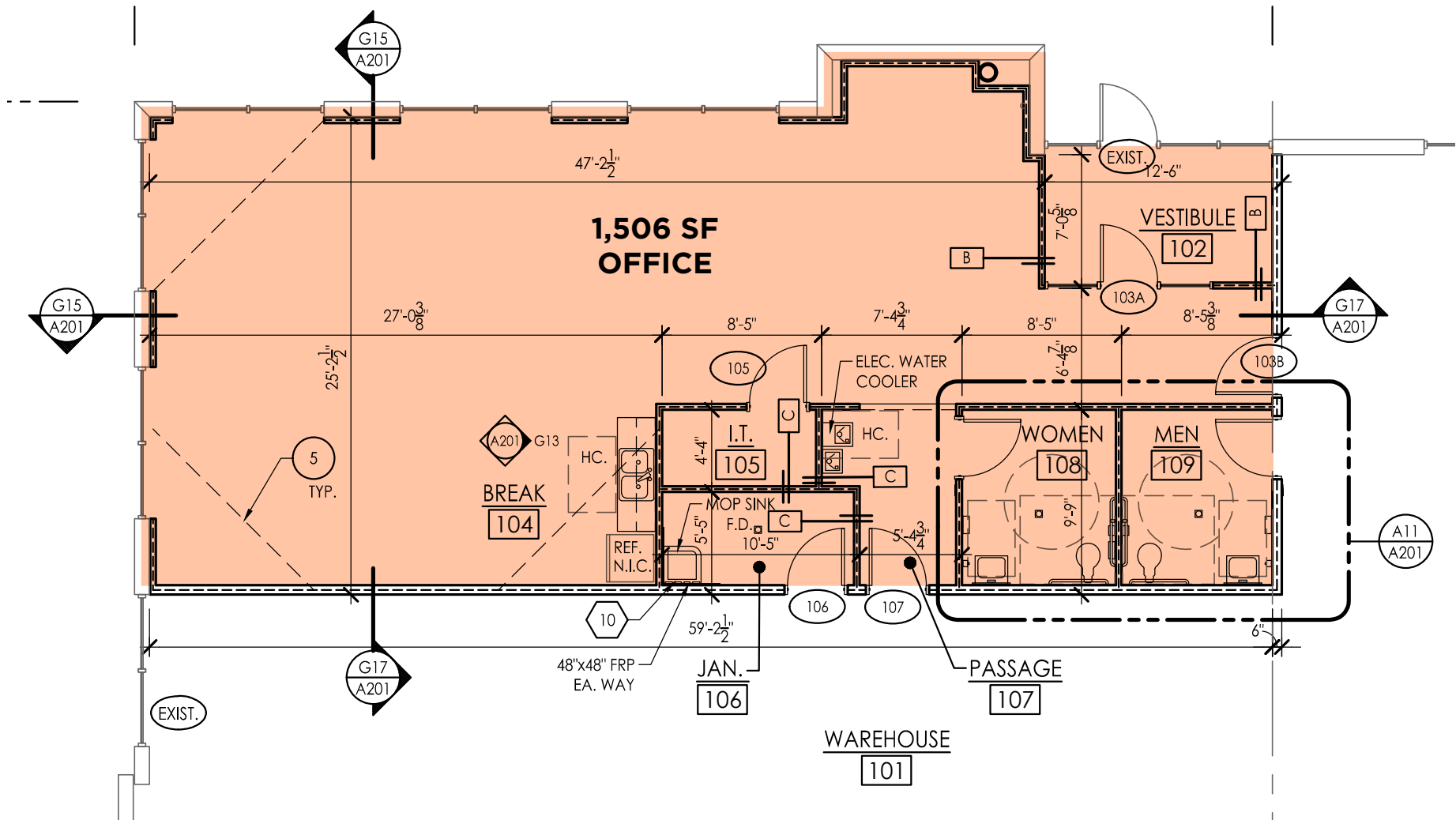
LOCATION	City of Springdale, OH (Hamilton County)
BUILDING SIZE	374,475 SF (720' x 520')
OFFICE SIZE	1,506 SF
YEAR BUILT	2024
ACRES	25.89 Acres
CONSTRUCTION	Concrete Pre-cast; interior walls painted white
CLEAR HEIGHT	36'
ROOF	Single-ply, 45 mil TPO, R20 insulation, interior roof deck primed white
LIGHTING	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	<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: \$6.95/sf + \$2.01/sf OPEX**





# OFFICE PLAN





# CONSTRUCTION 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**

**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



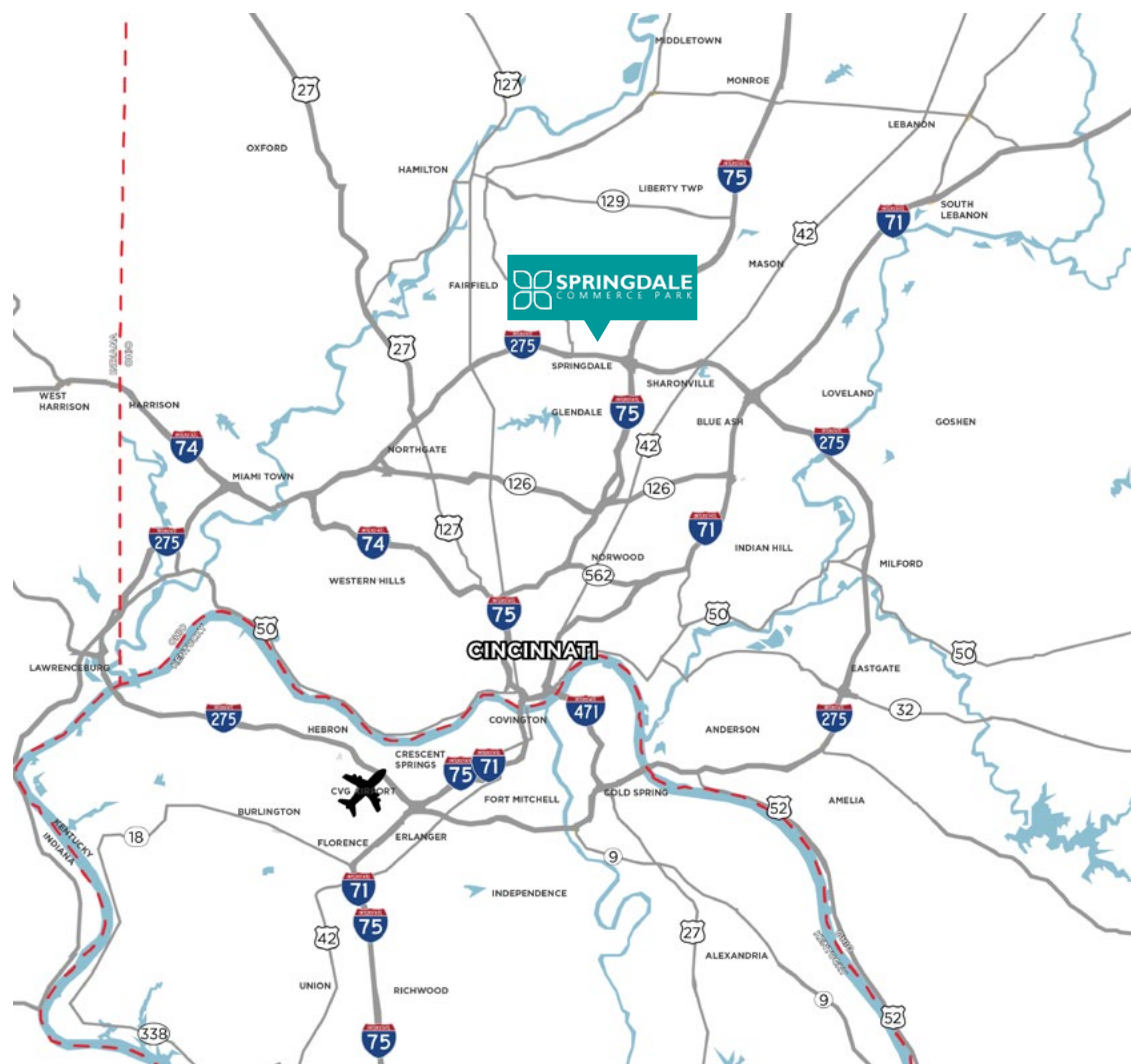
**LABOR FORCE POPULATION**  
512,607



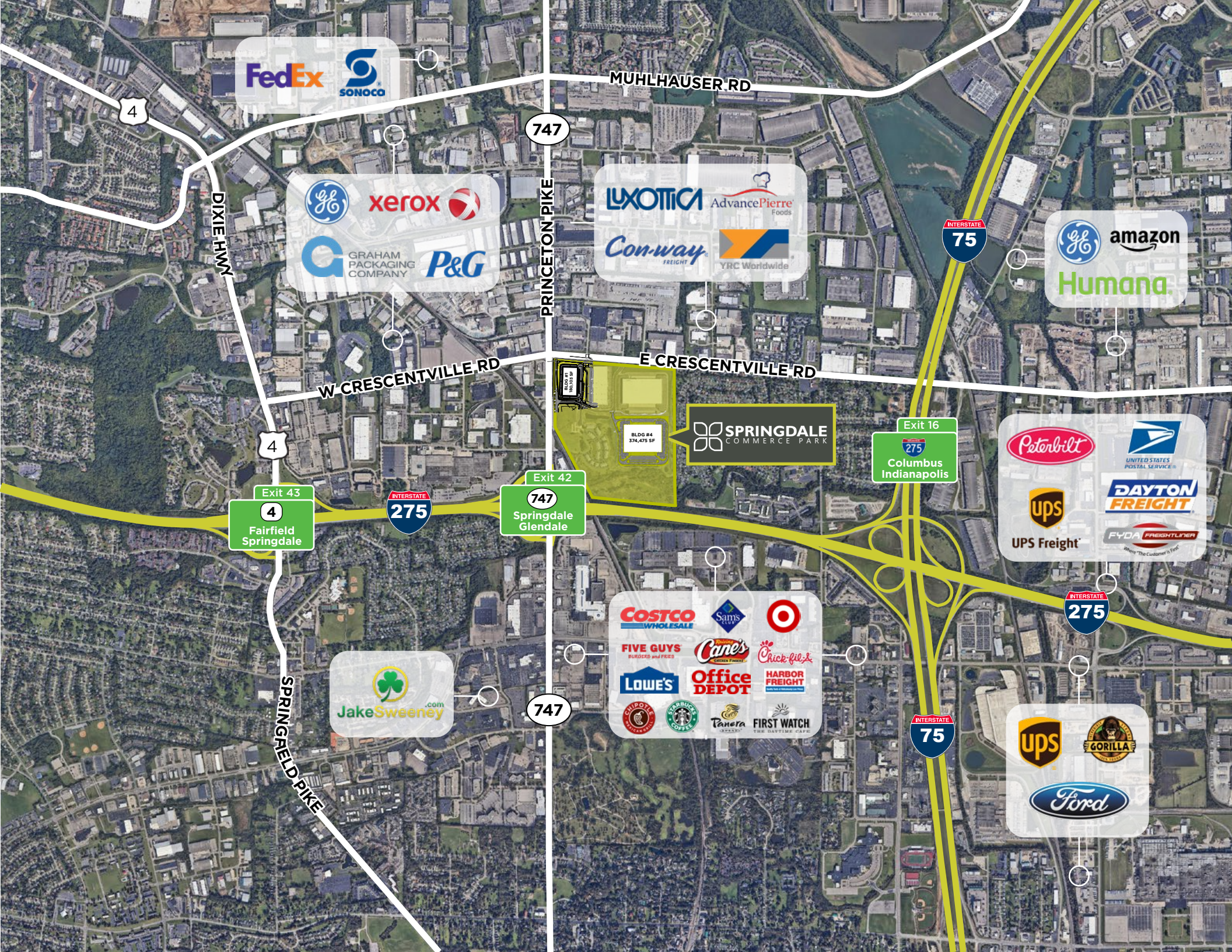
**AVG HOUSEHOLD INCOME**  
\$99,304



**UNEMPLOYMENT RATE**  
2.6%







FedEx  
SONOCO

747

MUHLHAUSER RD

GE  
xerox  
GRAHAM PACKAGING COMPANY  
P&G

LUXOTTICA  
AdvancePierre Foods  
Conway FREIGHT  
YRC Worldwide

GE  
amazon  
Humana

W CRESCENTVILLE RD

E CRESCENTVILLE RD

INTERSTATE 75

4

INTERSTATE 275

Exit 42  
747  
Springdale  
Glendale

Exit 16  
275  
Columbus  
Indianapolis

SPRINGDALE  
COMMERCE PARK

BLDG #4  
374,475 SF

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

Exit 43  
4  
Fairfield  
Springdale

SPRINGFIELD PIKE

747

INTERSTATE 275

JakeSweeney.com

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

INTERSTATE 75

ups  
GORILLA  
Ford





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