

**FOR LEASE**

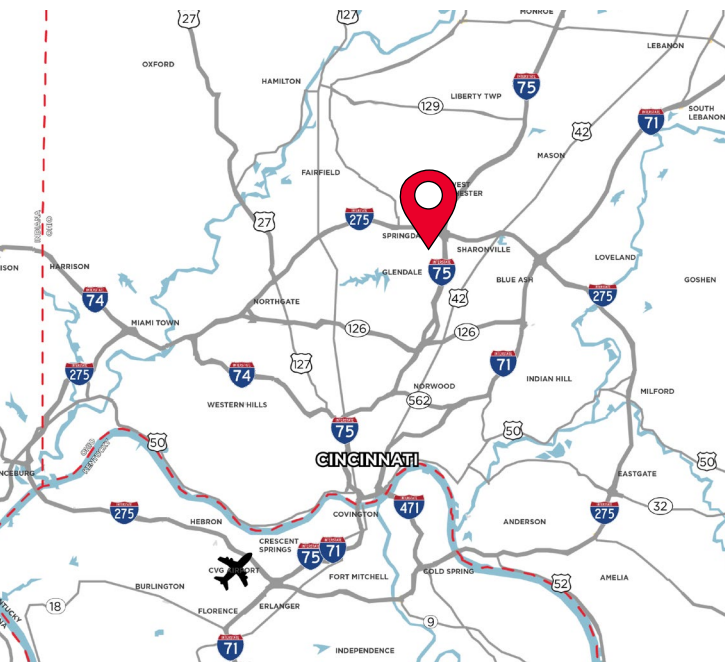
# **SPRINGDALE COMMERCE CENTER #3**

11675-11679 CHESTERDALE ROAD  
CINCINNATI, OH 45246



**OFFICE/WAREHOUSE**

**FOR LEASE: \$7.10/SF NNN**



## **PROPERTY HIGHLIGHTS**

- One Suite Available:
  - » Suite 11677-A: 11,235 SF
- High profile industrial park
- General industrial zoning
- Centralized distribution location
- Located just 15 minutes to Downtown Cincinnati

For more information, contact:

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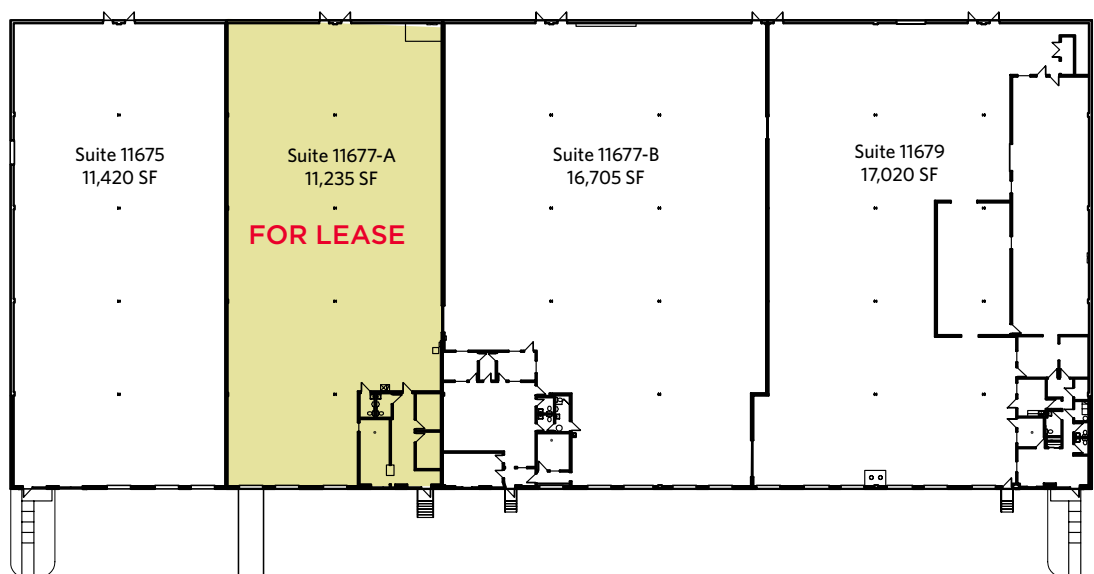
# SPRINGDALE COMMERCE CTR 3

CINCINNATI, OH 45246

## BUILDING SPECIFICATIONS

**FOR LEASE: \$7.10/PSF (\$2.34/ PSF OPEX)**

LOCATION	Springdale, OH (Hamilton County)	FIRE SUPPRESSION	Wet System
BUILDING SIZE	56,656 SF	LIGHTING	Fluorescent strip and metal halide
AVAILABILITY	See Floor Plan	TRUCK COURT	150' asphalt shared with Building 1
YEAR BUILT	1973	HVAC	Gas-fired unit heaters
CONSTRUCTION	Brick/Block, Steel Frame	ELECTRIC/GAS	<a href="http://www.duke-energy.com">www.duke-energy.com</a>
CLEAR HEIGHT	23' Clear	WATER/SEWER	<a href="http://www.cincinnati-oh.gov/water">www.cincinnati-oh.gov/water</a>
FLOORS	6" Concrete	TELEPHONE	<a href="http://www.cincinnati-bell.com">www.cincinnati-bell.com</a>
ROOF	2-ply SBS mod. (1997)	DATA	<a href="http://www.spectrum.com">www.spectrum.com</a>



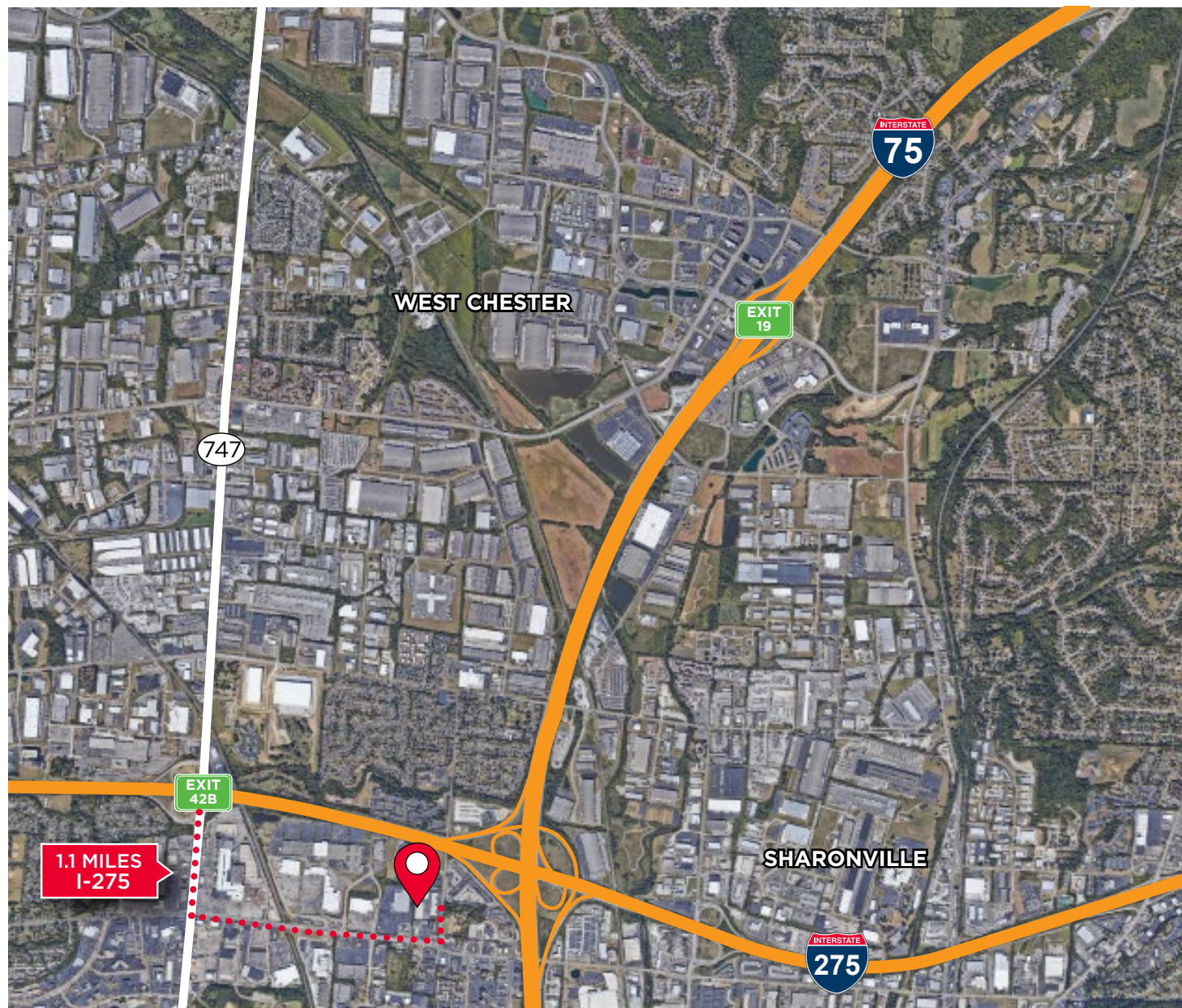
Suite #	Space SF	Warehouse SF	Office SF	Doors	OPEX
Suite 11677-A	11,235 SF	10,325 SF	910 SF	(2) Docks; (1) Drive-in	\$2.34/psf



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## AERIAL LOCATION



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PROFESSIONALLY OWNED AND MANAGED BY



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