



LIGHT MANUFACTURING/DISTRIBUTION - FULLY AIR CONDITIONED SPACE

BUILDING #2

73,412 SF

- **Available for Occupancy March 2025**
- Fully Air Conditioned Space/ 4,000 amp Power
- Class A Light Manufacturing/ Distribution Space

AVAILABLE FOR LEASE

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

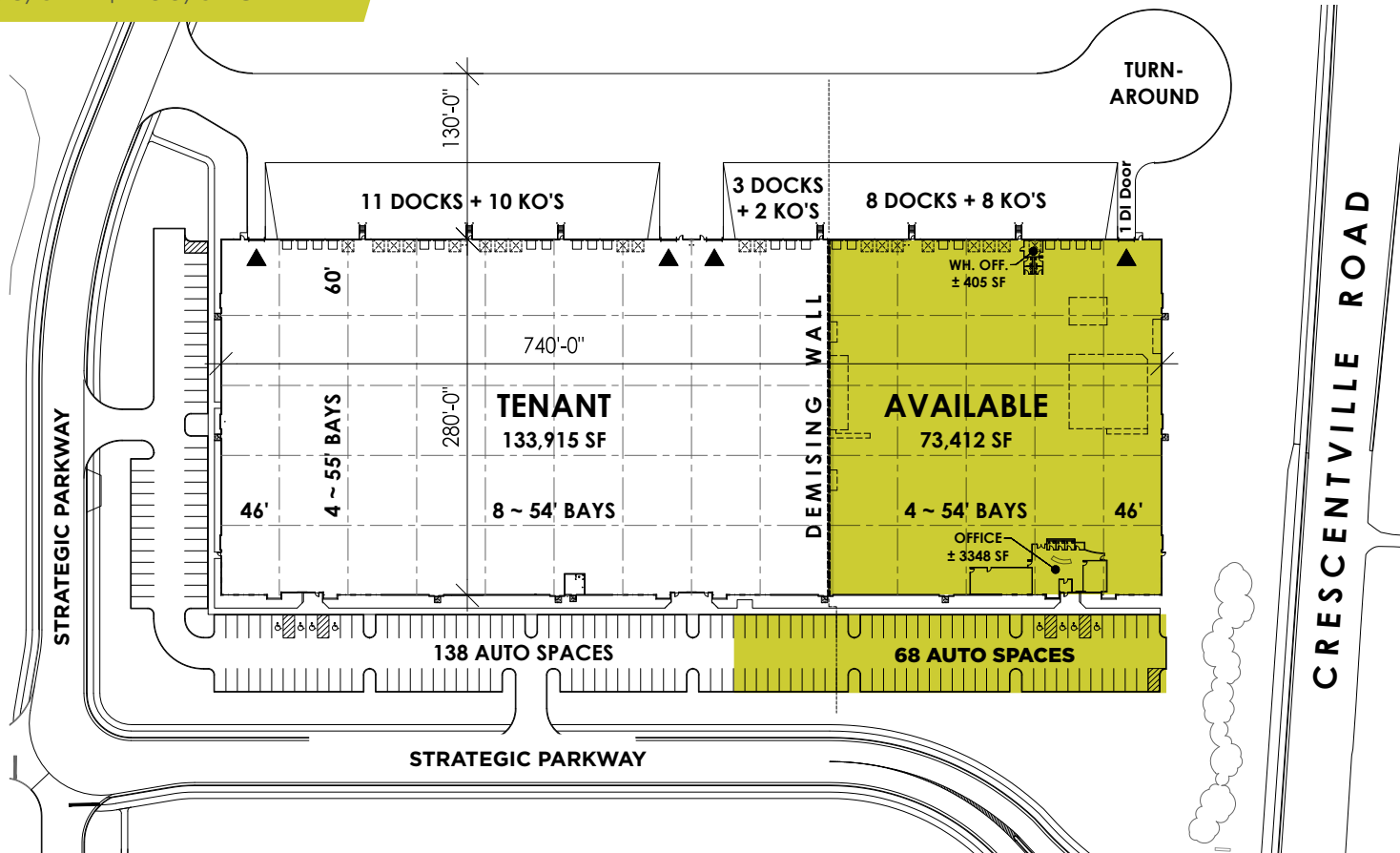
PROPERTY HIGHLIGHTS

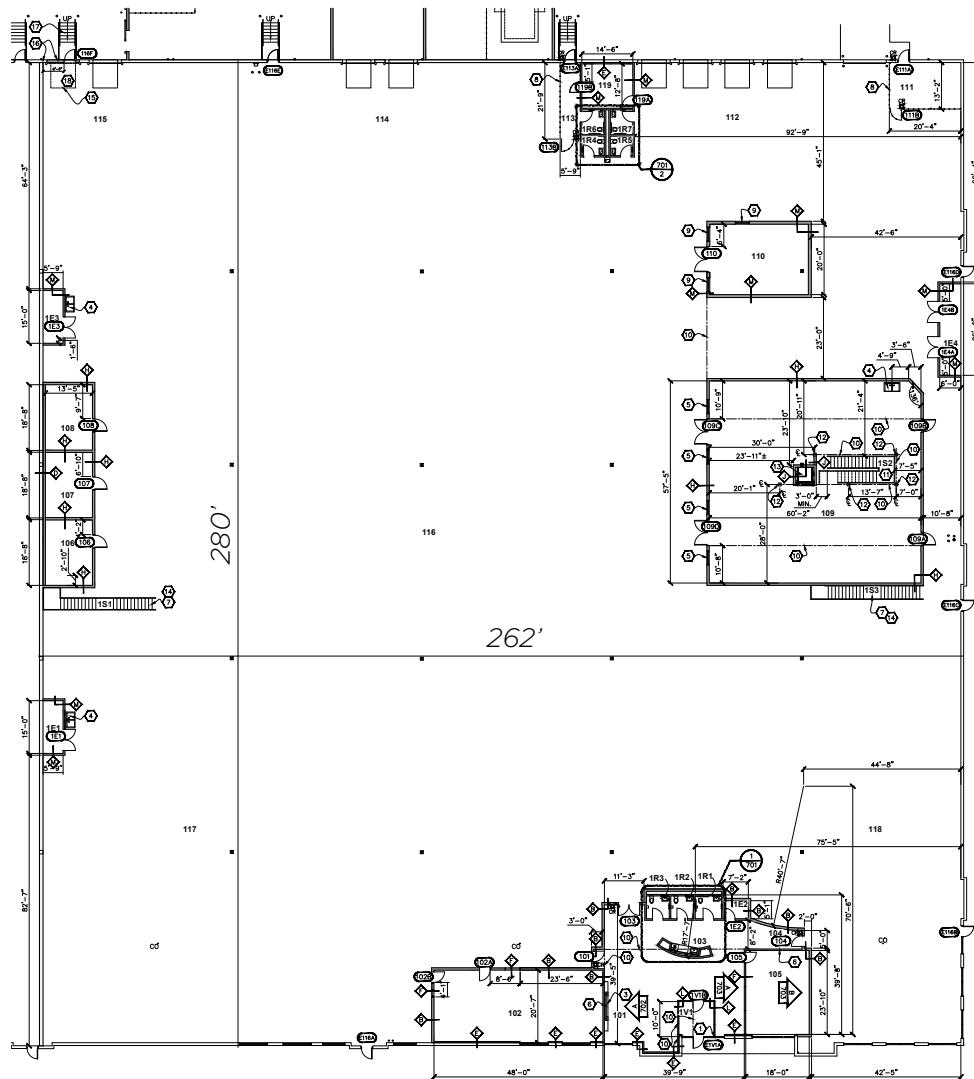
LOCATION	City of Springdale, OH (Hamilton County)
BUILDING SF	207,327 SF
AVAILABLE SF	73,412 SF
OFFICE SF	3,348 SF
WHS. OFFICE SF	405 SF
YEAR BUILT	2019

CONSTRUCTION	Concrete Pre-cast; interior walls painted white
CLEAR HEIGHT	28'
ROOF	Single-ply, 45 mil TPO, R20 insulation, interior roof deck primed white
LIGHTING	LED and clerestory windows
ELECTRIC	4,000 amp, 277/480 volt, 3 phase
HVAC	High efficiency gas 80/20 ERU units - Fully Air Conditioned
FIRE SUPPRESSION	ESFR
FLOORS	7" unreinforced concrete
BAY SIZE	15,120 SF (54' x 280')
TRUCK COURT	130' Total; 60' Concrete apron

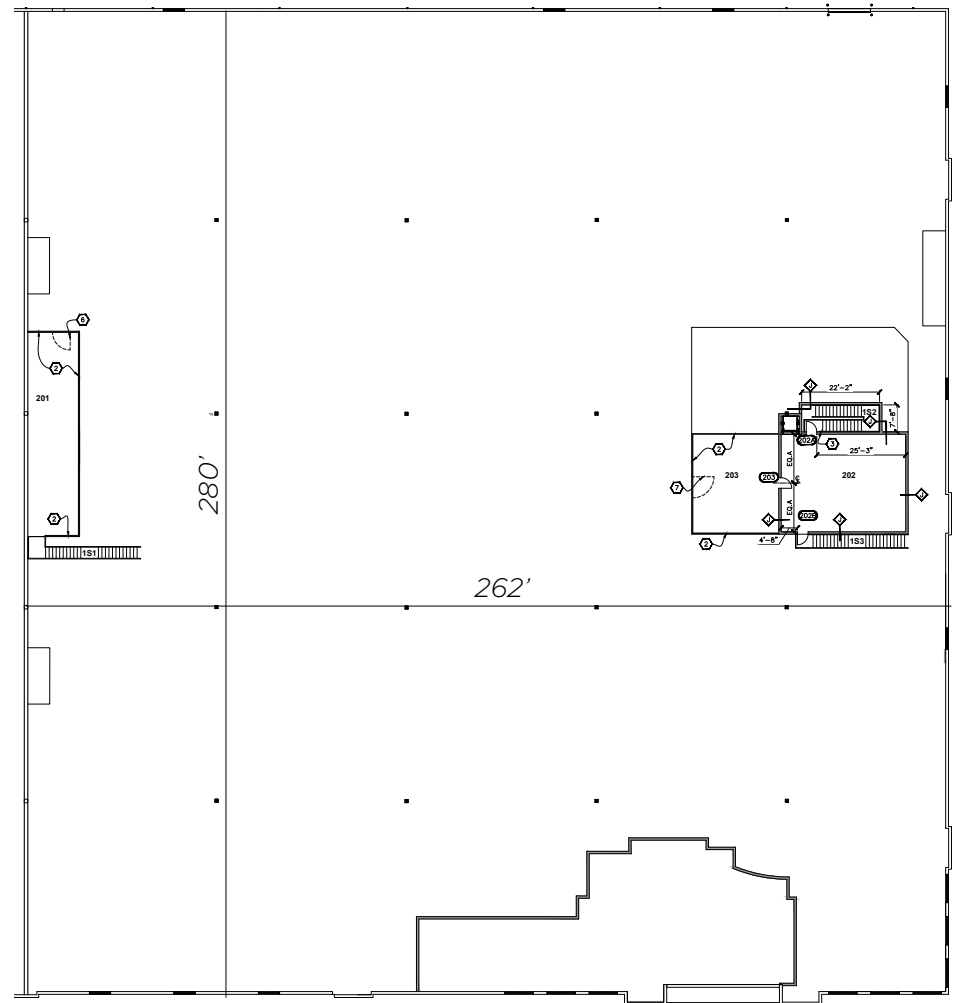
COLUMN SPACING	60'w x 54'd typical; 54' x 60' speedbay
DOCK DOORS	(8) 9'x10' Total (Expandable to (16) with levelers, seals and bumpers)
DRIVE-IN DOORS	(1) 12' x 14'
PARKING	68± Auto Spaces
ELECTRIC/GAS	www.duke-energy.com
WATER	www.cincinnati-oh.gov/water
SEWER	www.msdc.org
ZONING	Industrial - PUD
MISC.	Epoxy floor throughout, including anti-static under mezzanine

FOR LEASE: \$7.95/sf + \$2.99/sf OPEX

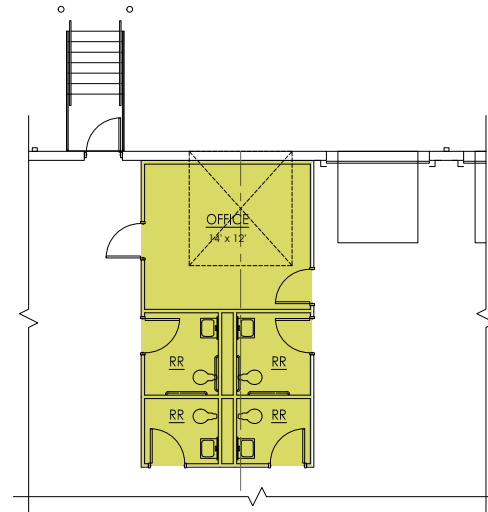




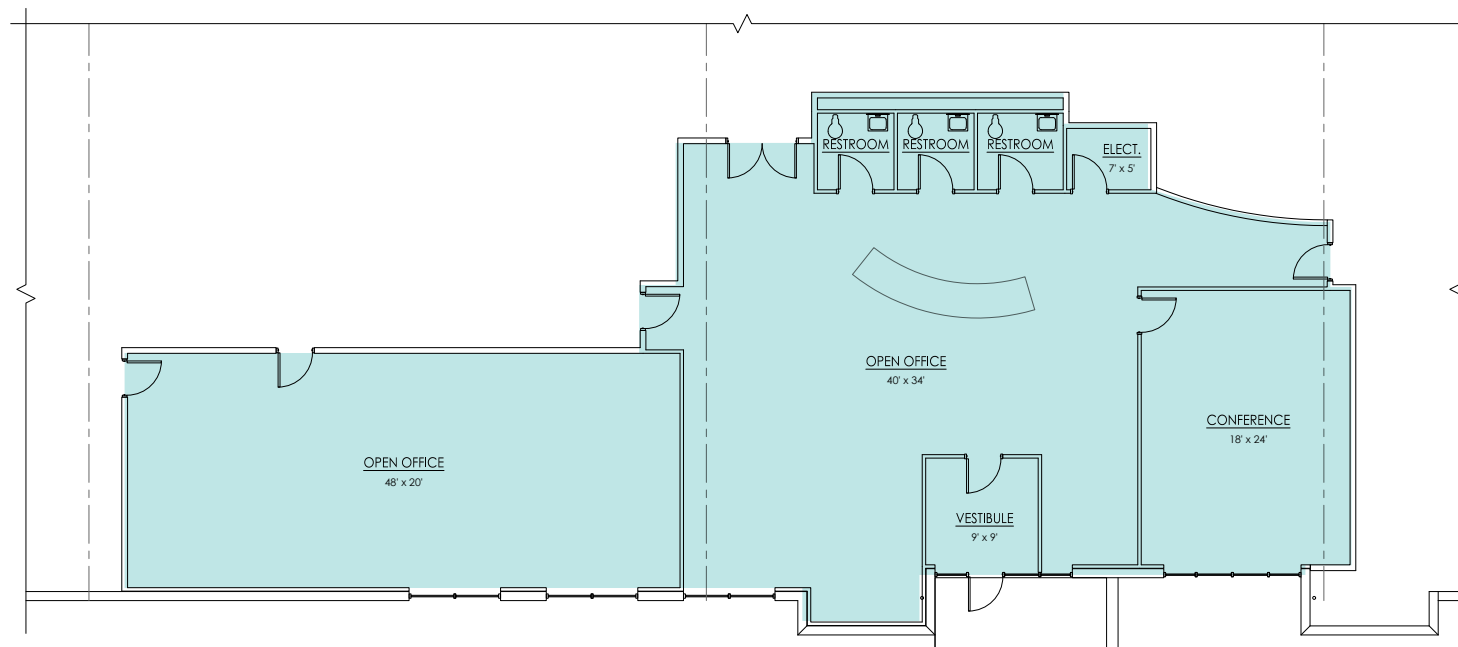
ARCHITECTURAL FLOOR PLAN - FLOOR 1
SCALE 0 8 16 24 32 1/16" = 1'-0"



ARCHITECTURAL FLOOR PLAN - MEZZANINE
SCALE 0 8 16 24 32 1/16" = 1'-0"



WAREHOUSE OFFICE
405± SF



MAIN OFFICE
3,348± SF

BUILDING PHOTOS



FULL SIGNALIZED INTERSECTION

E CRESCENTVILLE RD

BLDG #1
90,000 SF
Available

73,412 SF
AVAILABLE

LEASED

RIGHT IN; RIGHT OUT

747

PRINCETON PIKE

BLDG #4
374,475 SF
Entire Building Available

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

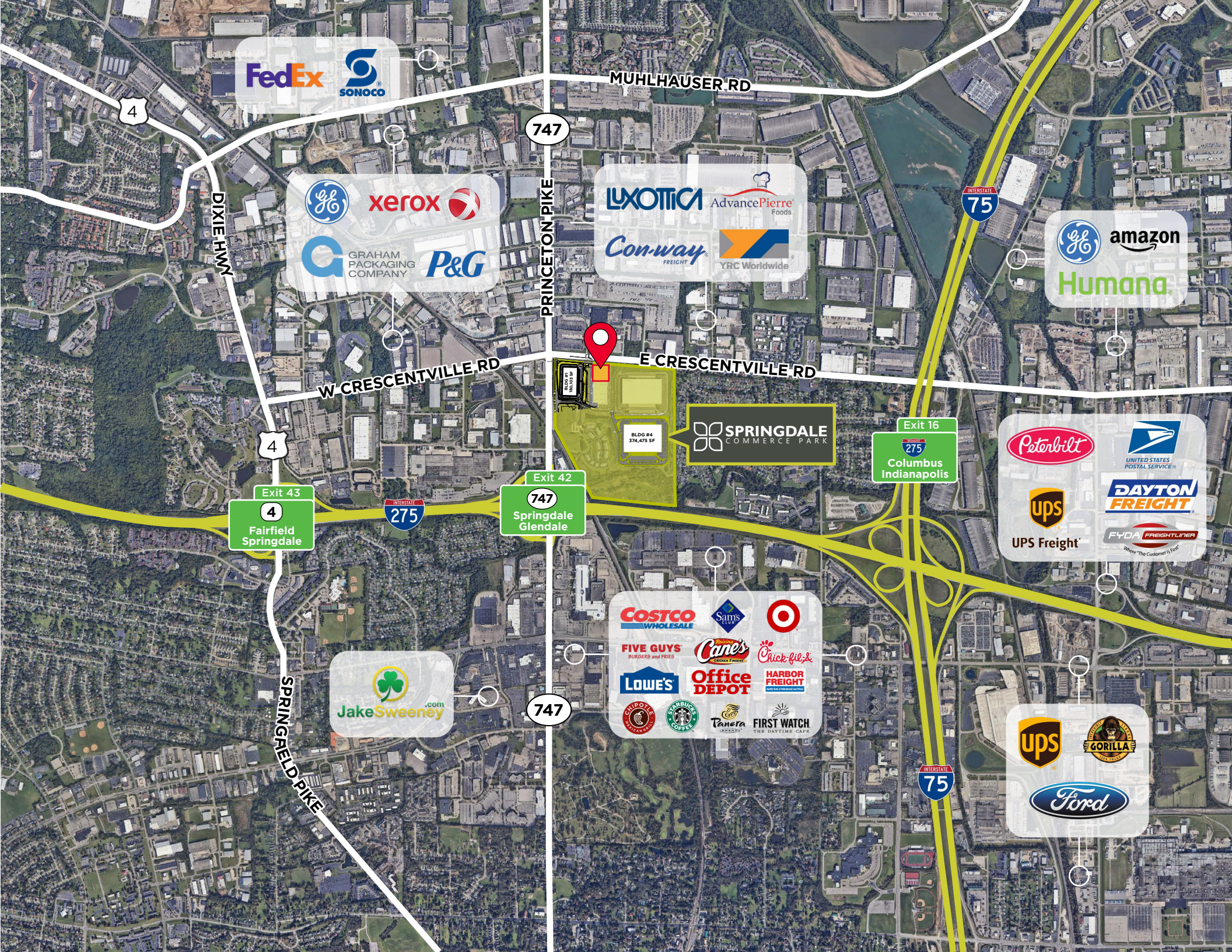


AVG HOUSEHOLD INCOME
\$99,304



UNEMPLOYMENT RATE
2.6%





FedEx
SONOCO

747

LUXOTTICA
AdvancePierre Foods
Conway FREIGHT
YRC Worldwide

75

amazon
Humana

DIXIE HWY

GE
xerox
GRAHAM PACKAGING COMPANY
P&G

PRINCETON PIKE

E CRESCENTVILLE RD

W CRESCENTVILLE RD

4

275

747

Exit 16

275
Columbus
Indianapolis

Exit 43
4
Fairfield
Springdale

Exit 42
747
Springdale
Glendale

Peterbilt
ups
UPS Freight
DAYTON FREIGHT
FYDA FREIGHTLINER
Where "The Customer is First"

SPRINGFIELD PIKE

JakeSweeney.com

747

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

75

ups
GORILLA
Ford



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.