

FOR LEASE



PROFESSIONALLY OWNED AND MANAGED BY

SPRINGDALE COMMERCE CENTER #3

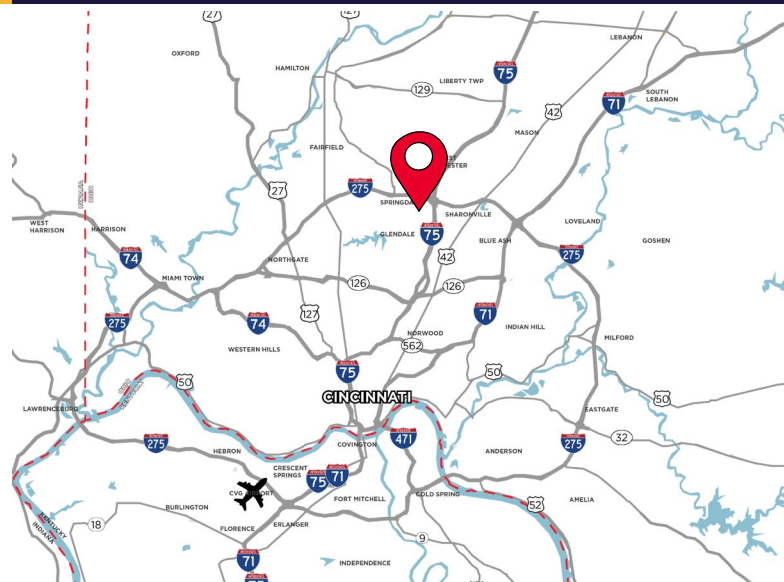
11675-11679 CHESTERDALE RD. CINCINNATI, OH 45246



OFFICE/WAREHOUSE

LEASE RATE: \$7.50/SF NNN

- Suite 11675: 11,420 SF Available
- 3 Dock Doors
- 1 Drive-in Door
- Wet Sprinkler System
- Recently Renovated
- General Industrial Zoning
- Centralized Distribution Location
- Located Just 15 Minutes to Downtown Cincinnati



For more information, contact:

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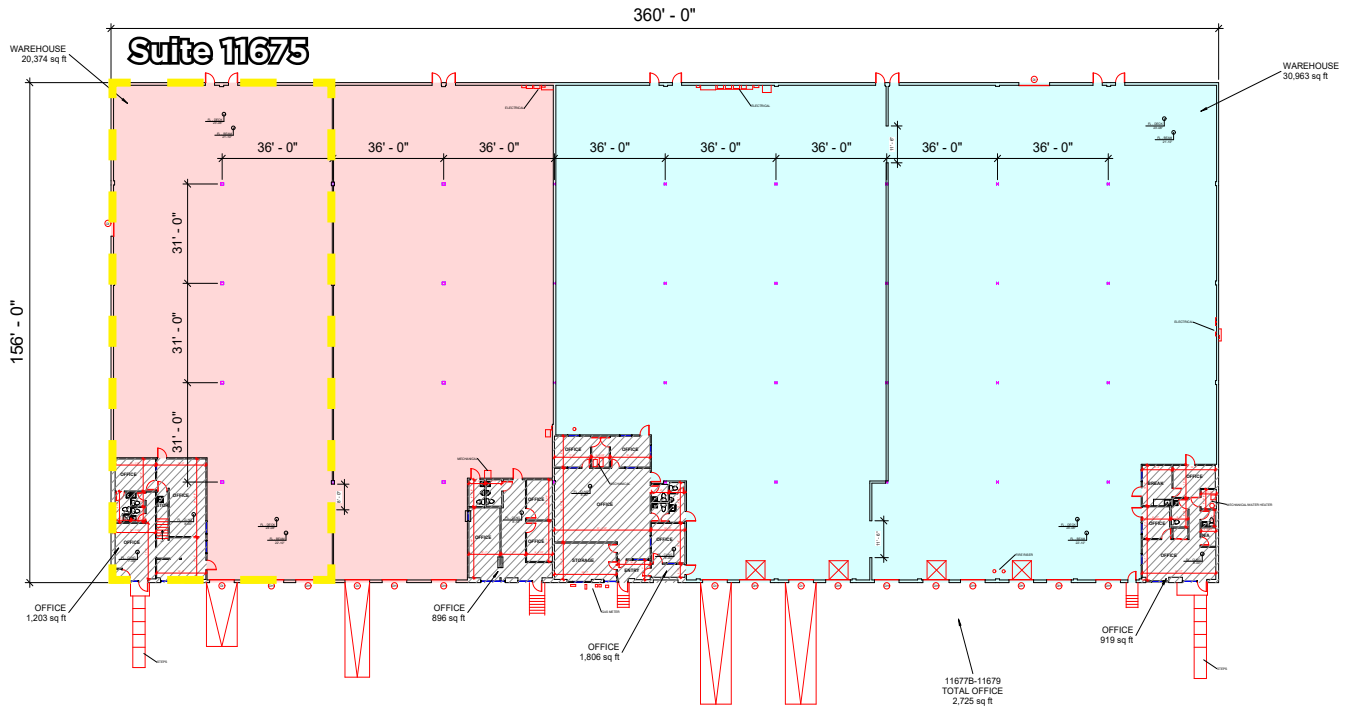


LOCATION	Springdale, OH (Hamilton County)
AVAILABLE SIZE	Suite 11675: 11,420 SF
OFFICE SIZE	1,203 SF
YEAR BUILT	1973
CONSTRUCTION	Brick/Block, Steel Frame
CLEAR HEIGHT	23'
FLOOR	6" Concrete
ROOF	New roof in 2024

FIRE SUPPRESSION	Wet
LIGHTING	LED
HVAC	Gas-Fired Unit Heaters
TRUCK COURT	150' Asphalt Shared w/ Bldg. 1
UTILITIES	
ELECTRIC/GAS	www.duke-energy.com
WATER/SEWER	www.cincinnati-oh.gov/water
TELEPHONE	www.altafiber.com
DATA	www.spectrum.com

SITE PLAN & SPECIFICATIONS

SUITE #	SPACE SF	WAREHOUSE SF	OFFICE SF	DOORS	OPEX
Suite 11675	11,420 SF	9,820 SF	1,600 SF	(3) Docks; (1) Drive-in Door	\$1.75/SF



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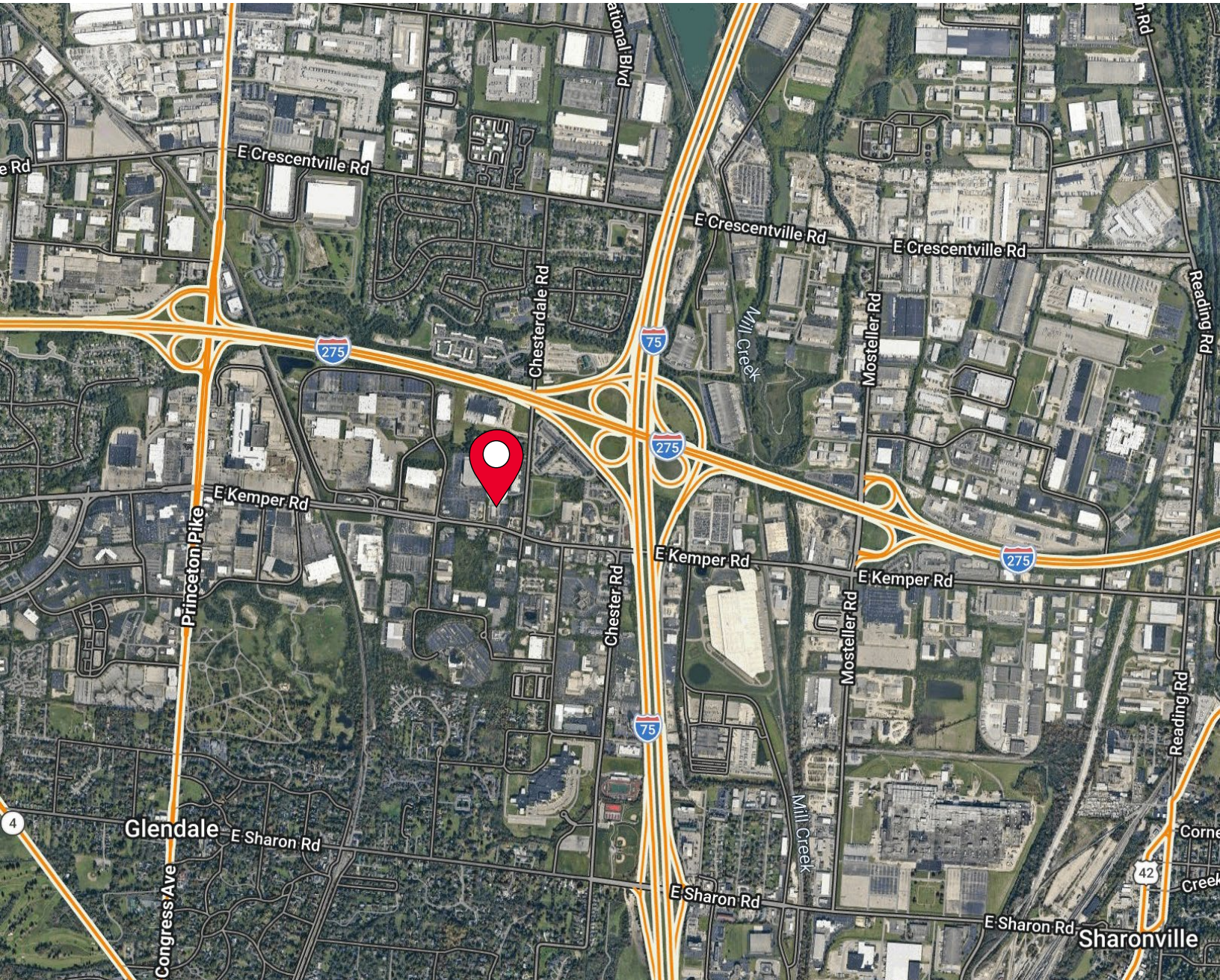


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AERIAL LOCATION



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