



 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!

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STRATEGIC CAPITAL
PARTNERS

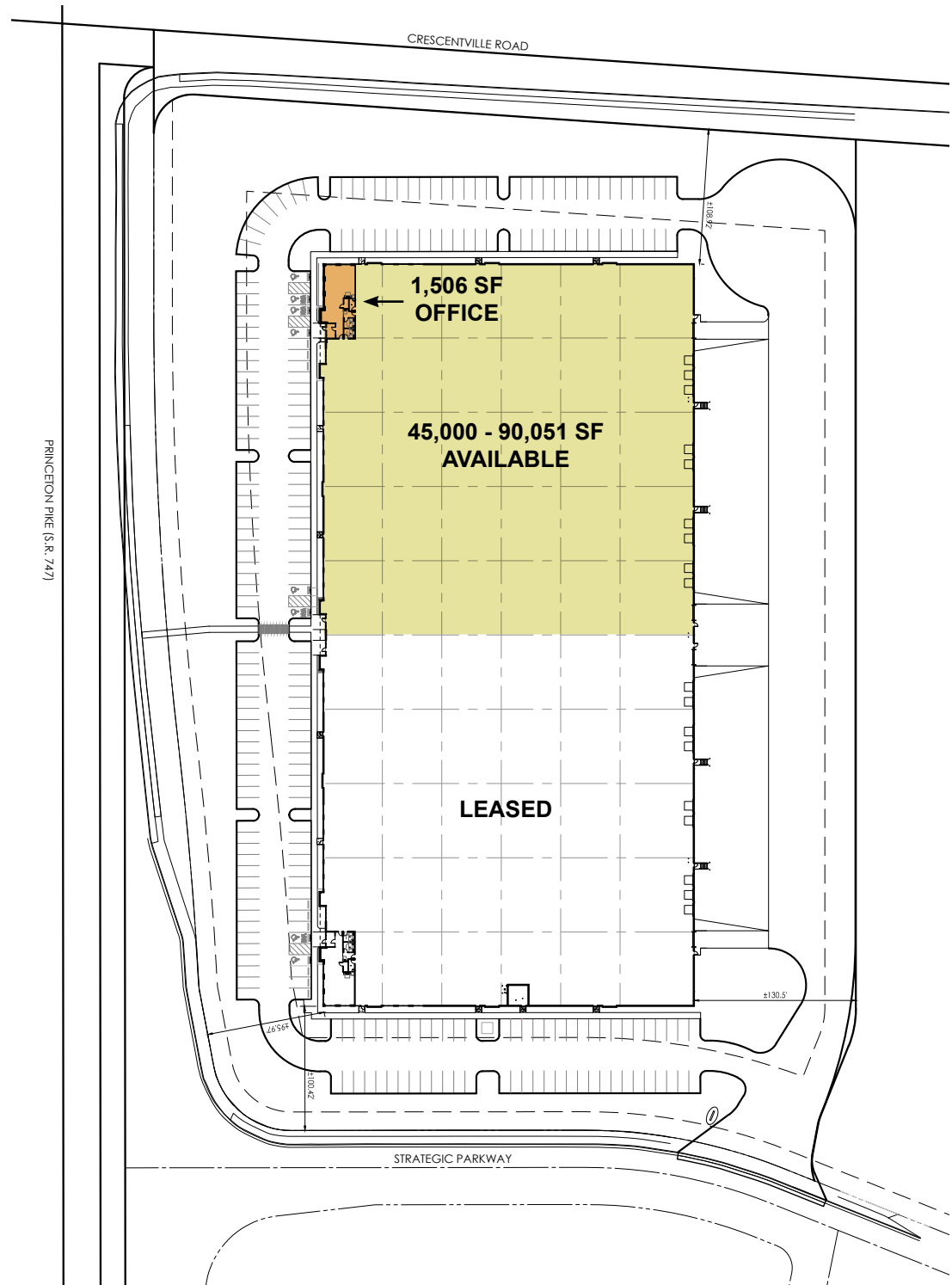


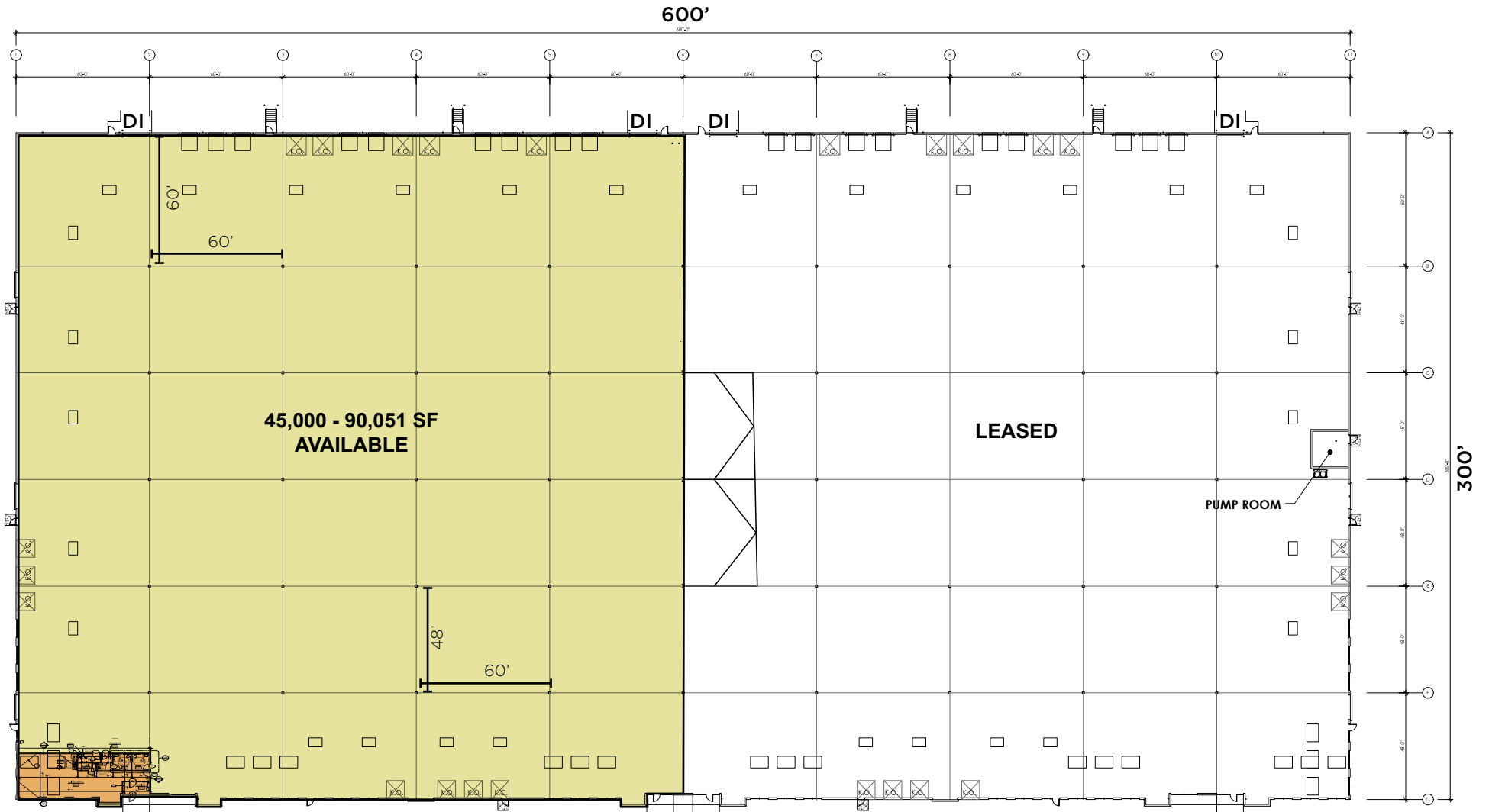
CUSHMAN &
WAKEFIELD


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 + \$2.77/sf OPEX





 **BUILDING**
PHOTOS



FULL SIGNALIZED INTERSECTION

E CRESCENTVILLE RD

**BLDG #1
180,103 SF**

LEASED

LEASED

**BLDG #4
374,475 SF**

RIGHT IN; RIGHT OUT

747

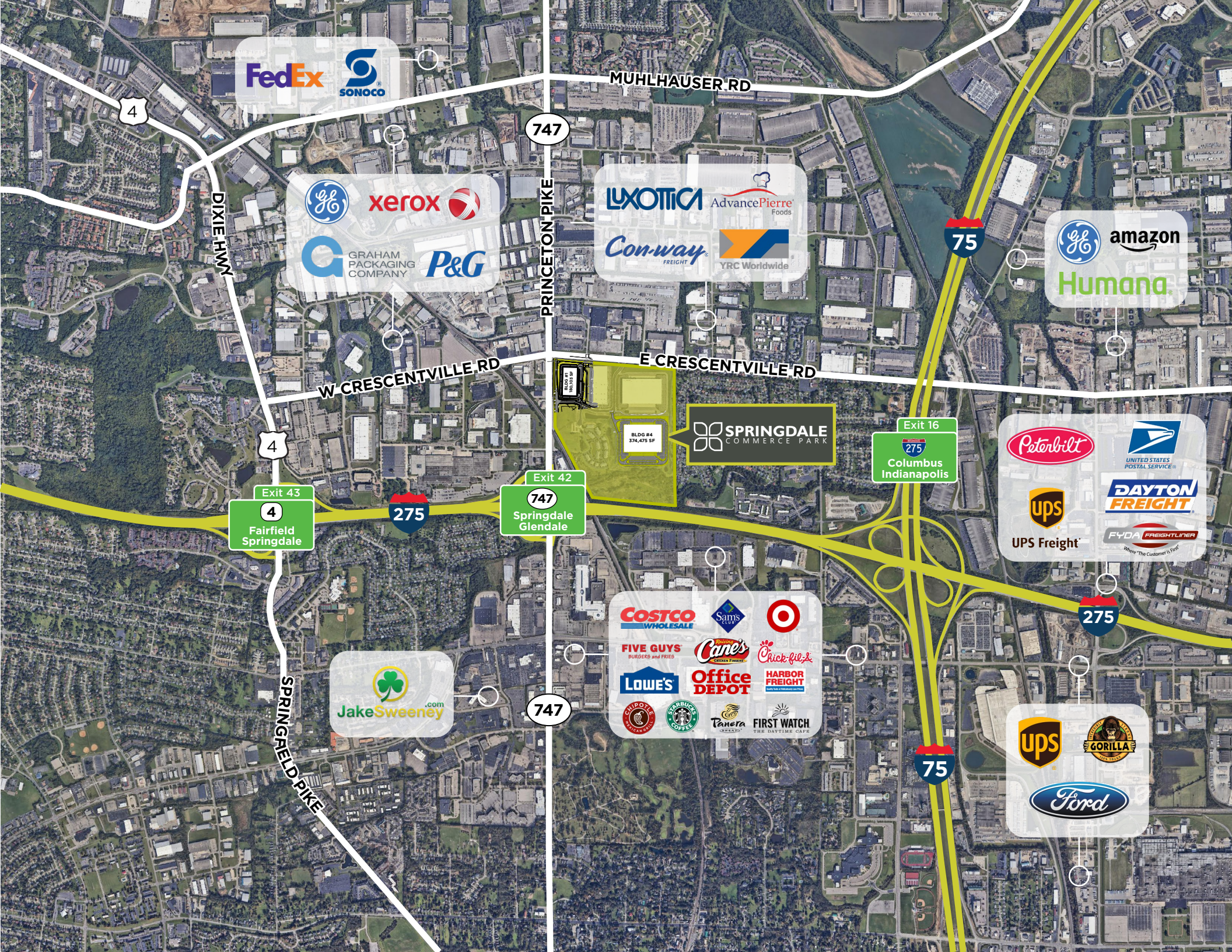
PRINCETON PIKE

Exit 42B

**747
North**

275





FedEx **SONOCO**

GE **xerox** **GRAHAM PACKAGING COMPANY** **P&G**

LUXOTICA **AdvancePierre Foods**
Con-way FREIGHT **YRC Worldwide**

GE **amazon**
Humana

BLDG #4
374,475 SF

SPRINGDALE
COMMERCE PARK

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

COSTCO WHOLESALE **Sam's CLUB** **Target**
FIVE GUYS **Canoe's** **Chick-fil-A**
LOWE'S **Office DEPOT** **HARBOR FREIGHT**
CHIPOTLE MEXICAN BURGERS **STARBUCKS COFFEE** **Tanera** **FIRST WATCH THE DAYTIME CAFE**

JakeSweeney.com

ups **GORILLA**
Ford

Exit 43
4
Fairfield
Springdale

Exit 42
747
Springdale
Glendale

Exit 16
275
Columbus
Indianapolis

75

275

747

MUHLHAUSER RD

747

PRINCETON PIKE

E CRESCENTVILLE RD

W CRESCENTVILLE RD

DIXIE HWY

4

275

75

SPRINGFIELD PIKE

4



For more information, contact:

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