



 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

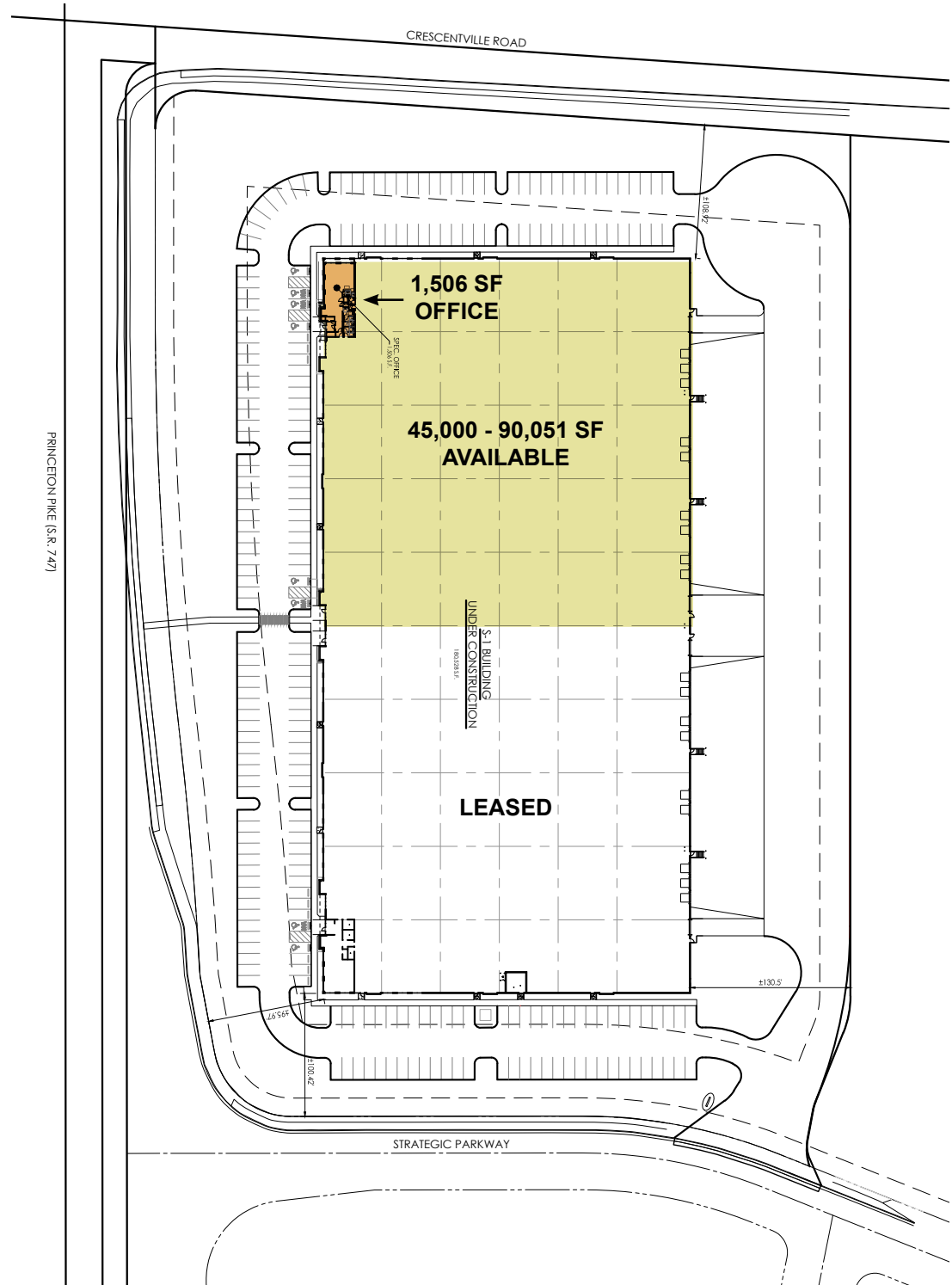


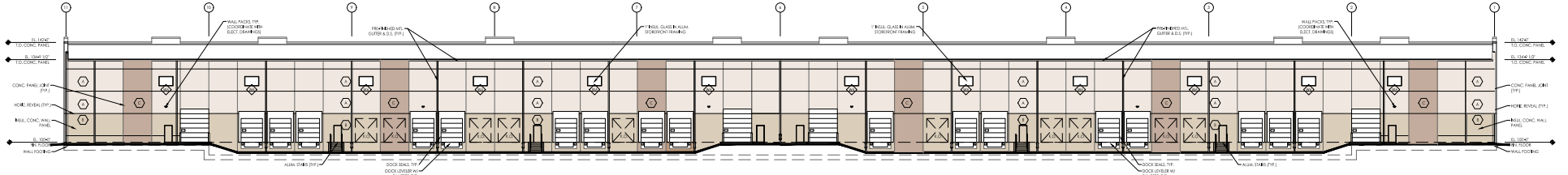
CUSHMAN &  
WAKEFIELD

# PROPERTY HIGHLIGHTS

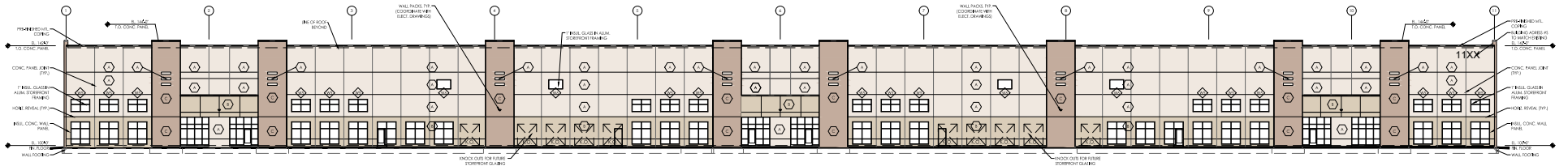
LOCATION	City of Springdale, OH (Hamilton County)
BUILDING SIZE	180,103 SF (300' x 600')
AVAILABLE SIZE	45,000 - 90,051 SF
OFFICE SIZE	1,506 SF
YEAR BUILT	November 2023
ACRES	10.37 Acres
CONSTRUCTION	Concrete Pre-cast; interior walls painted white
CLEAR HEIGHT	32'
ROOF	Single-ply, 45 mil TPO, R20 insulation, 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	<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: \$7.95/sf + \$2.63/sf OPEX**

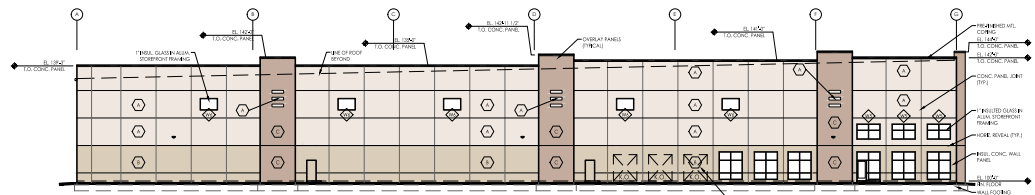




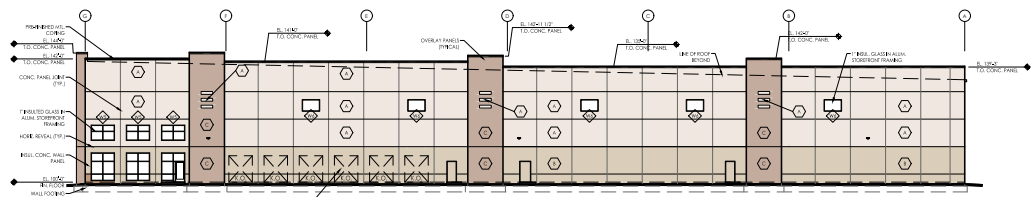
**East Elevation**  
 Scale: 1" = 20'-0" (24' x 36")



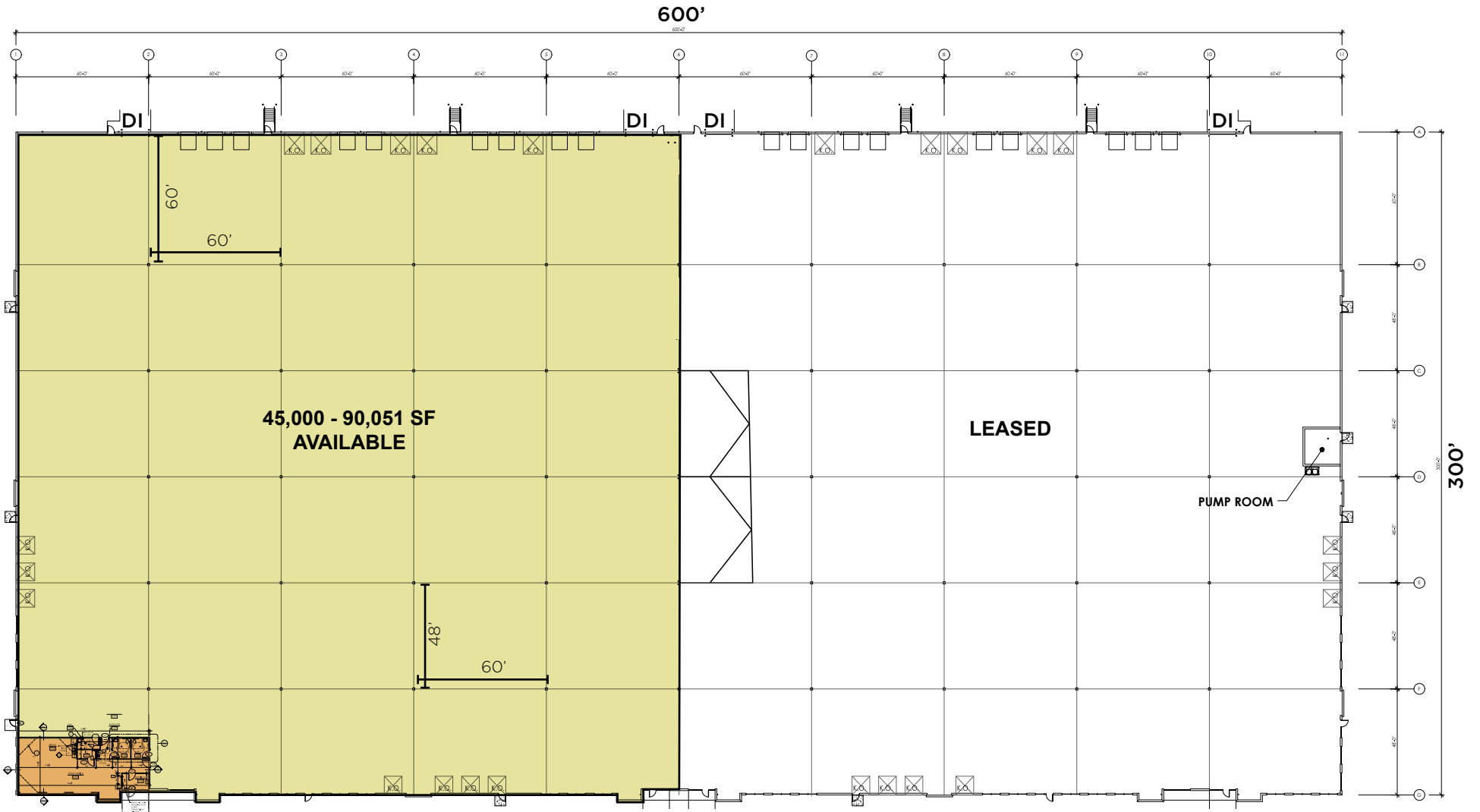
**West Elevation**  
 Scale: 1" = 20'-0" (24' x 36")



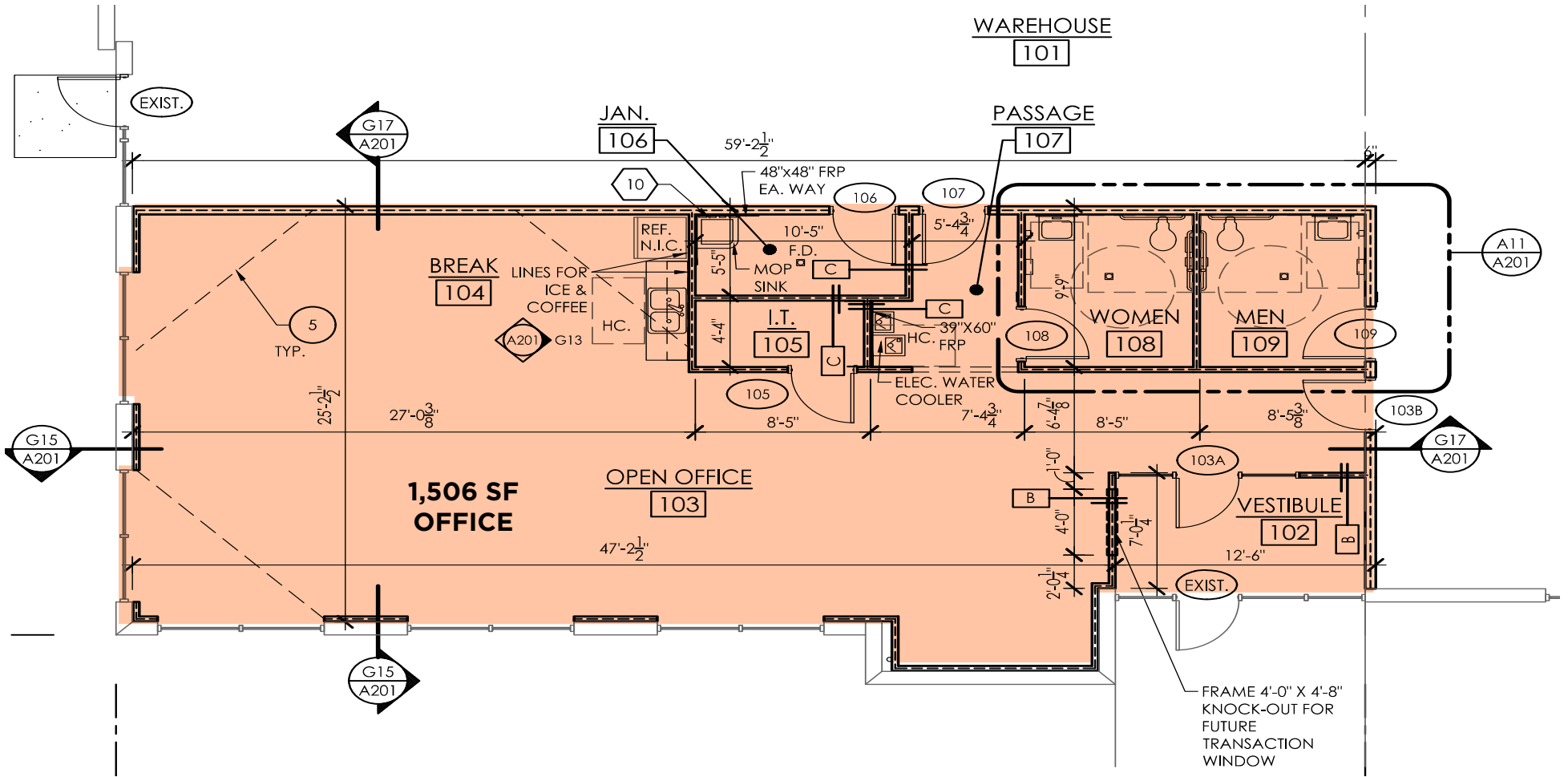
**North Elevation**  
 Scale: 1" = 20'-0" (24' x 36")




**South Elevation**  
 Scale: 1" = 20'-0" (24' x 36")



# OFFICE PLAN



 **BUILDING**  
PHOTOS



**FULL SIGNALIZED INTERSECTION**

EGRESENTVILLE RD

**BLDG #1**  
180,103 SF

LEASED

LEASED

**RIGHT IN; RIGHT OUT**

747

PRINCETON PIKE

**BLDG #4**  
374,475 SF

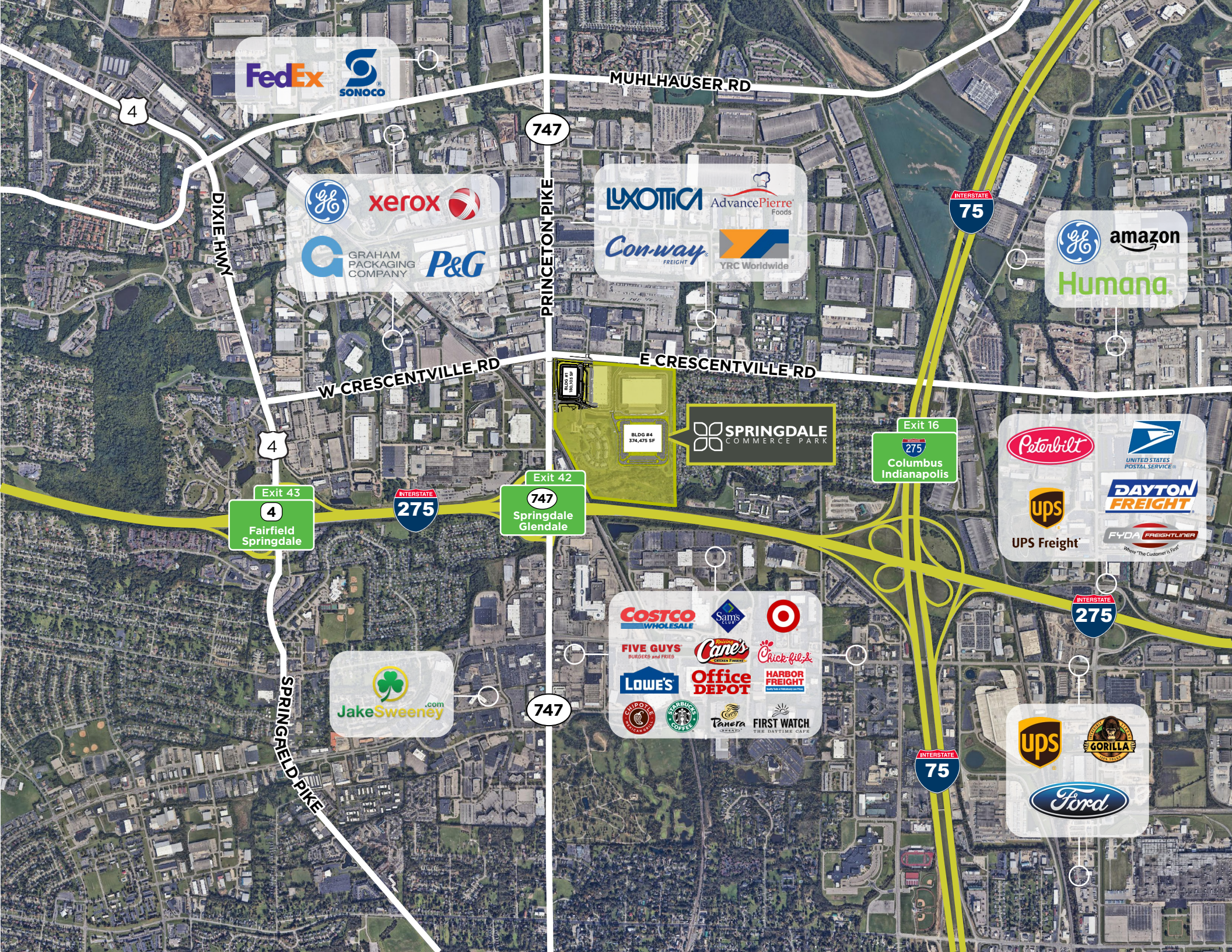
Exit 42B

747  
North

275







FedEx SONOCO

MUHLHAUSER RD

747

GE xerox  
GRAHAM PACKAGING COMPANY P&G

LUXOTICA Advance Pierre Foods  
Conway FREIGHT YRC Worldwide

amazon  
GE  
Humana

DIXIE HWY

PRINCETON PIKE

INTERSTATE 75

4

Exit 43  
4  
Fairfield  
Springdale

INTERSTATE 275

Exit 42  
747  
Springdale  
Glendale

W CRESCENTVILLE RD

E CRESCENTVILLE RD

Exit 16  
INTERSTATE 275  
Columbus  
Indianapolis

BLDG #4  
374,475 SF

SPRINGDALE  
COMMERCE PARK

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

SPRINGFIELD PIKE

747

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 275

ups  
GORILLA  
Ford

INTERSTATE 75



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