

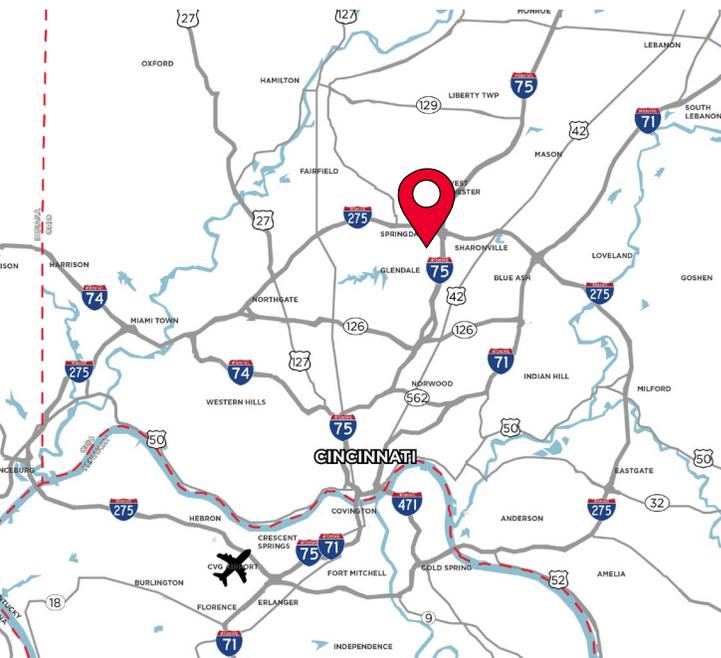
FOR LEASE

SPRINGDALE COMMERCE CENTER #1

11691 - 11711 CHESTERDALE ROAD
CINCINNATI, OH 45246

OFFICE/WAREHOUSE

FOR LEASE: \$7.25/PSF NNN



PROPERTY HIGHLIGHTS

- **Suite 11703**
 - » 9,288 SF Available
 - » 8,288 SF Warehouse
 - » 1,000 SF Office
 - » (1) Dock Door
 - » (1) Drive-in Door
- High profile industrial park
- Ideal distribution port
- Located just 15 minutes to Downtown Cincinnati

For more information, contact:

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FOR LEASE

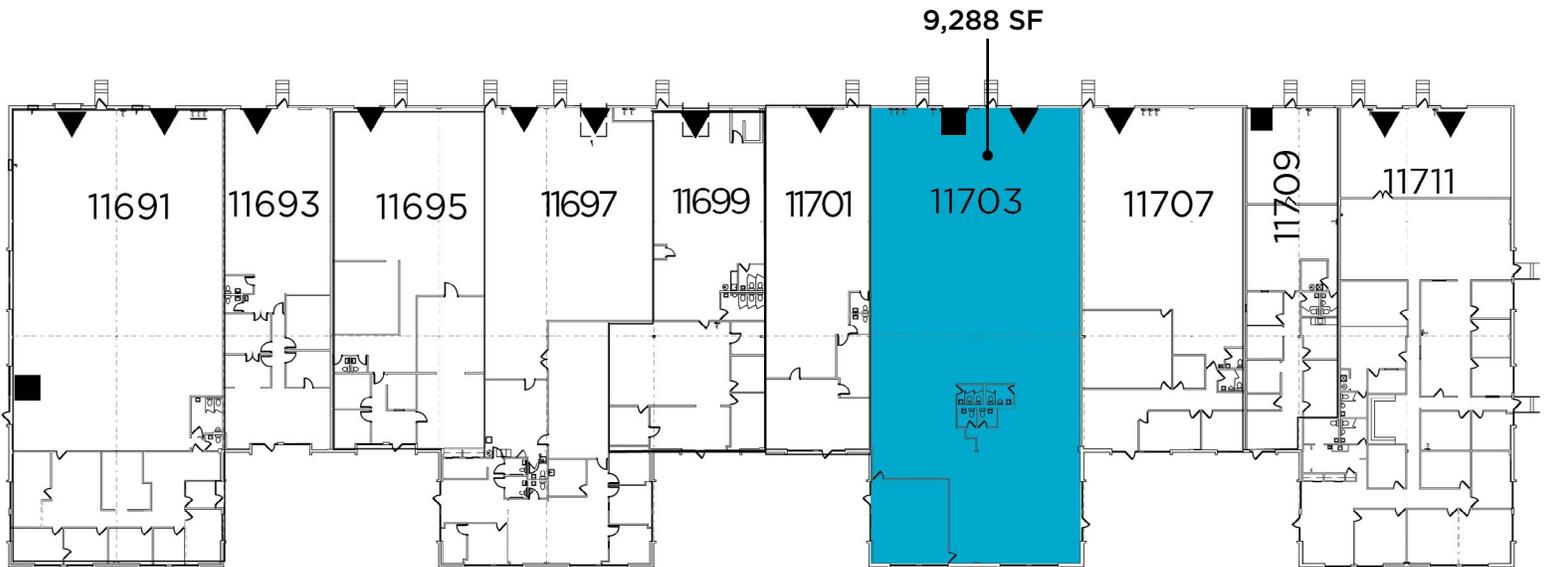
SPRINGDALE COMMERCE CTR 1

CINCINNATI, OH 45246

BUILDING SPECIFICATIONS

LEASE RATE: \$7.25/PSF NNN (\$2.34/PSF OPEX)

LOCATION	Springdale, OH (Hamilton County)	TRUCK DOCKS	Suite 11703: (1) Dock Door
BUILDING SIZE	39,200 SF	DRIVE IN DOORS	Suite 11703: (1) Drive-in Door
AVAILABILITY	Suite 11703: 9,288 SF	LIGHTING	Fluorescent strip
YEAR BUILT	1973	TRUCK COURT	75' asphalt
CONSTRUCTION	Brick/Block, Steel Frame	HVAC	Gas-fired unit heaters
CLEAR HEIGHT	14' Clear	ELECTRIC/GAS	www.duke-energy.com
FLOORS	6" Concrete	WATER/SEWER	www.cincinnati-oh.gov/water
ROOF	TPO Membrane (2005)	TELEPHONE	www.cincinnati-bell.com
FIRE SUPPRESSION	Wet System	DATA	www.spectrum.com

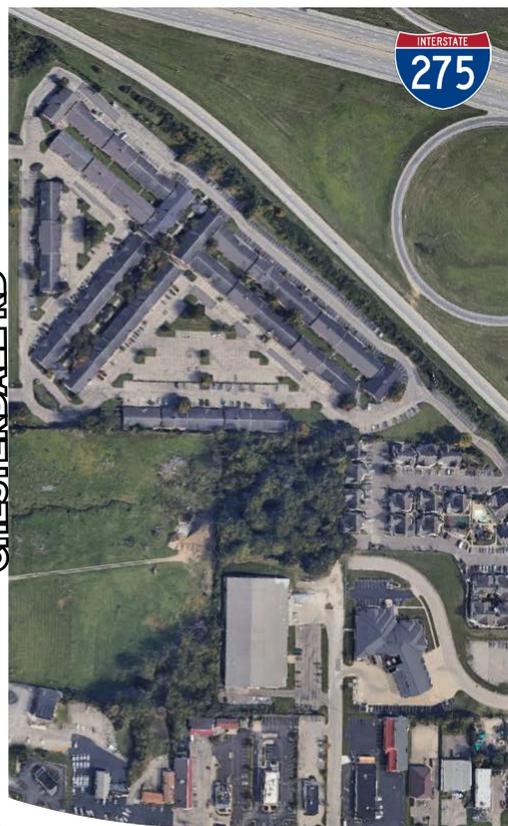


■ Drive-In ▲ Dock Door

FOR LEASE SPRINGDALE COMMERCE CTR 1

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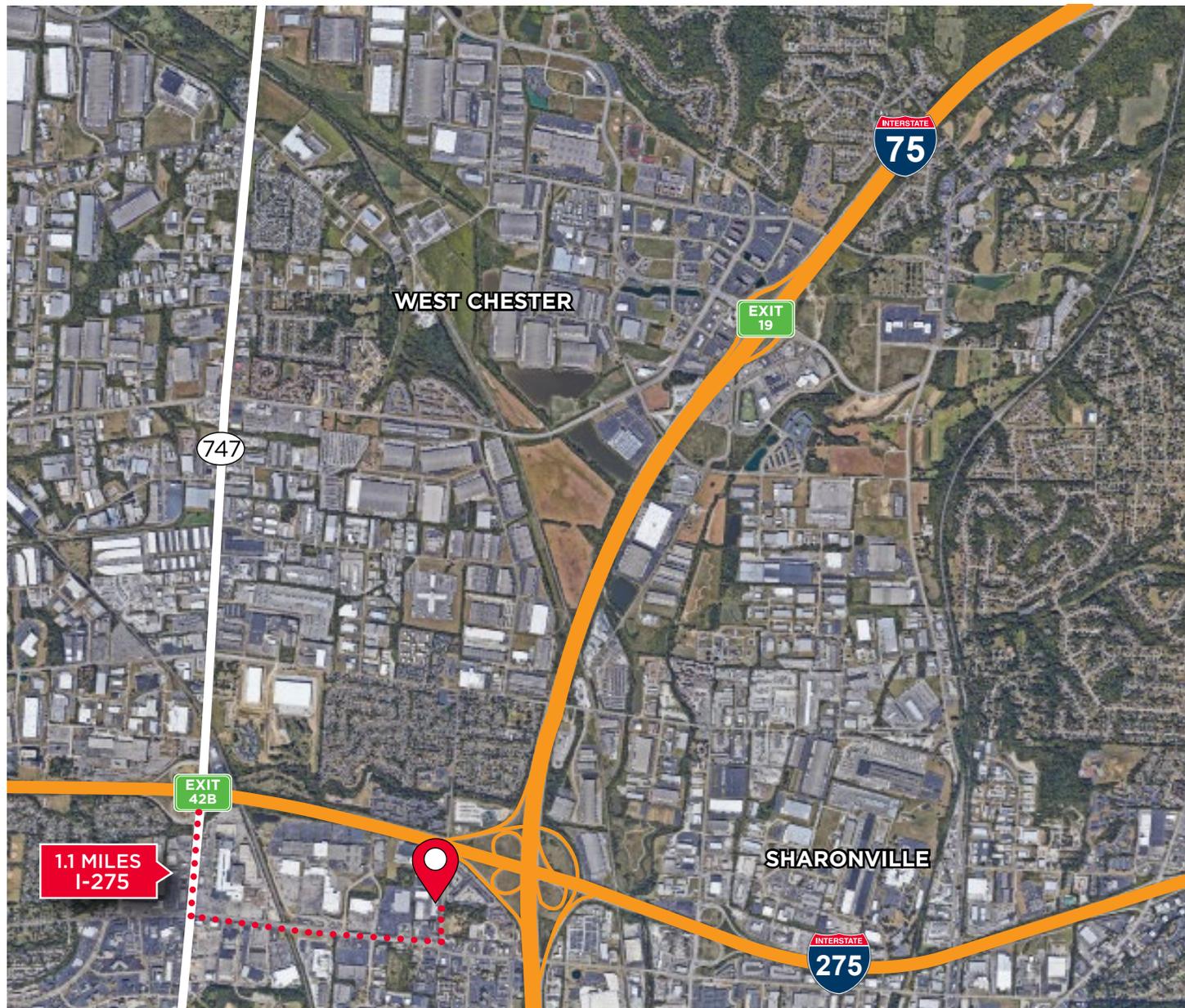
BUILDING PHOTOS



FOR LEASE SPRINGDALE COMMERCE CTR 1

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AERIAL LOCATION



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PROFESSIONALLY OWNED AND MANAGED BY
CH CLEAR HEIGHT
PROPERTIES

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