



BULK DISTRIBUTION / LIGHT INDUSTRIAL / OFFICE / SERVICE

BUILDING #4
187,200 - 374,475 SF
New Class A Bulk Distribution

READY FOR OCCUPANCY!

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STRATEGIC CAPITAL
PARTNERS

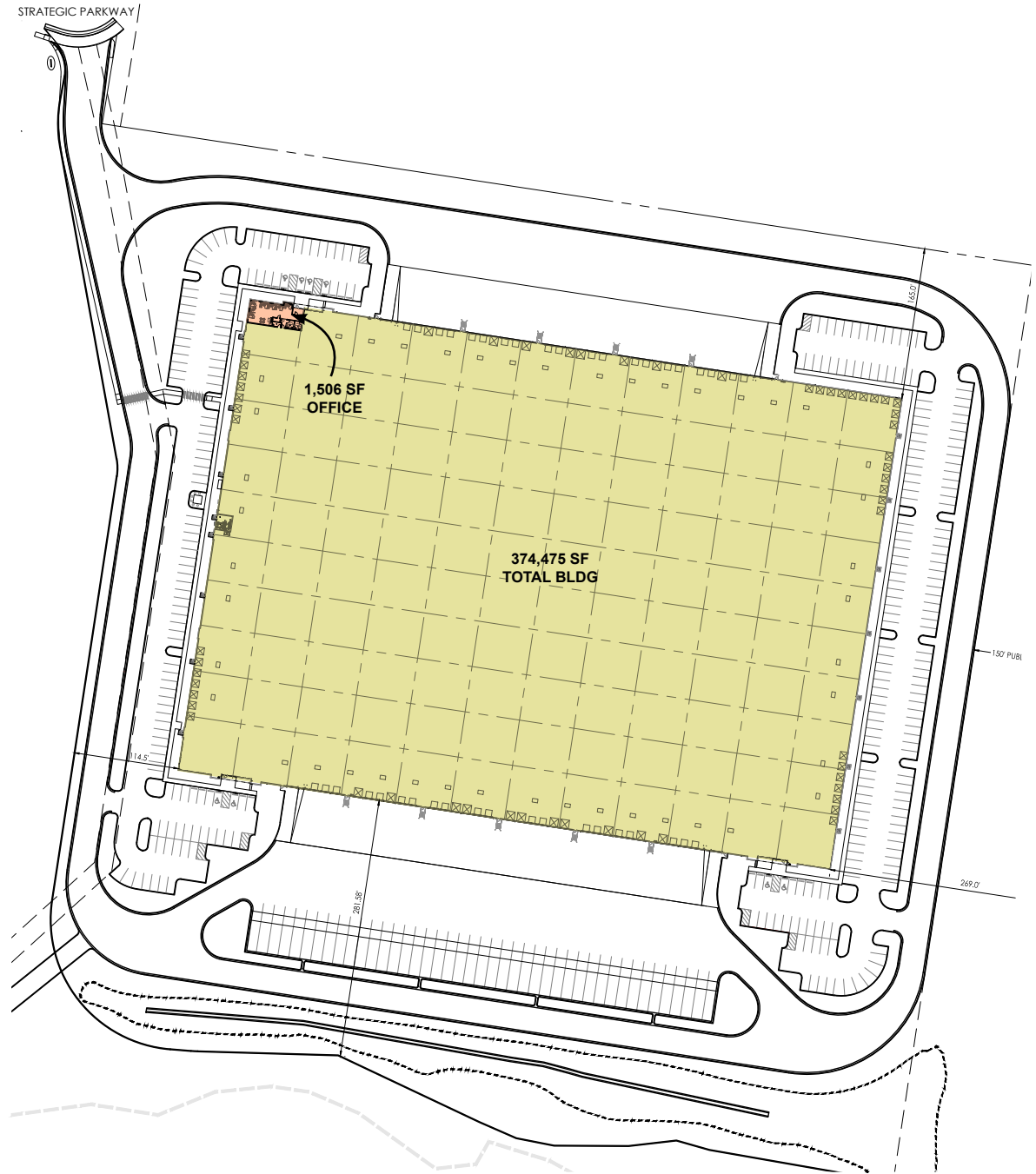


CUSHMAN &
WAKEFIELD

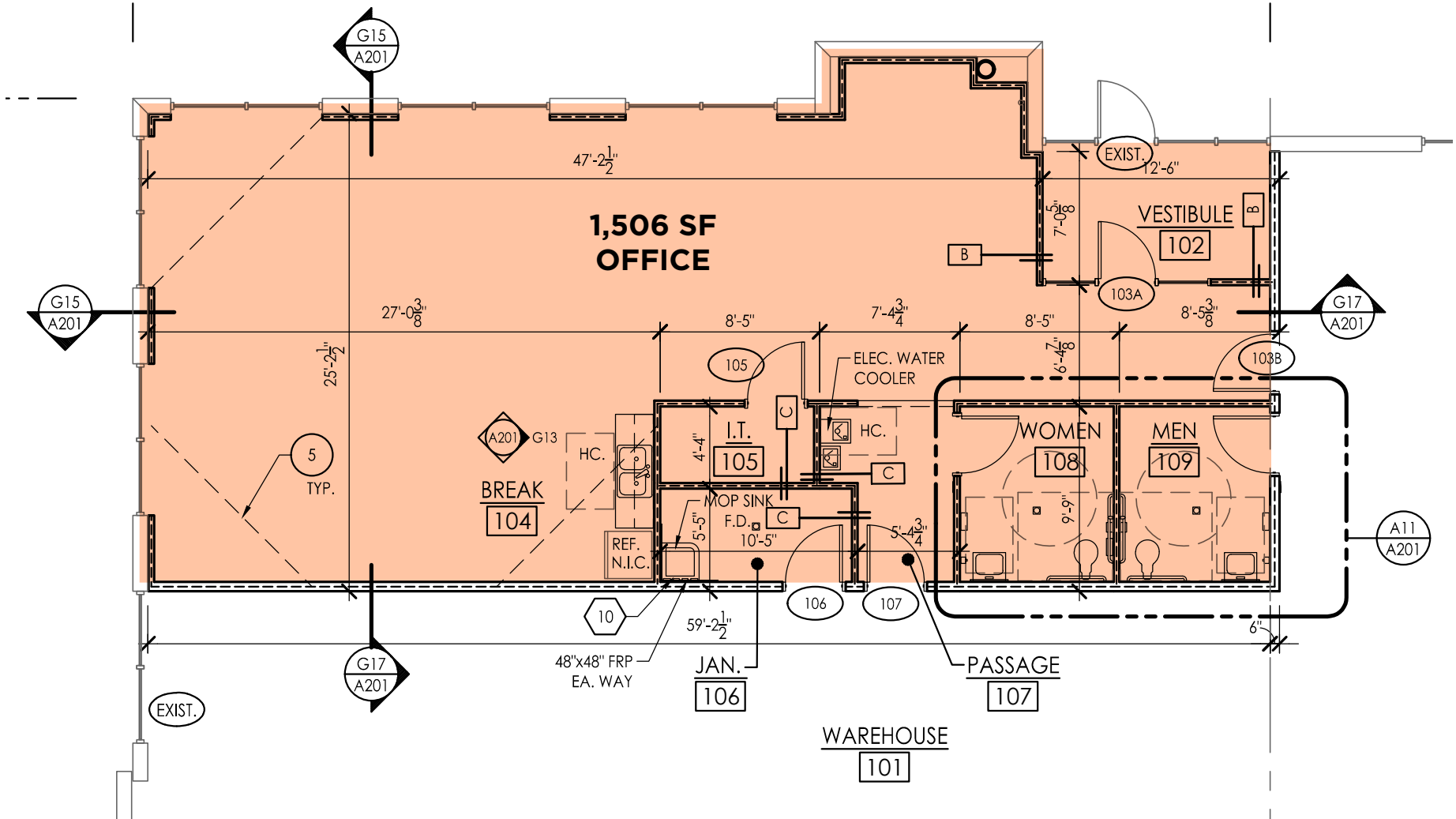
PROPERTY HIGHLIGHTS

LOCATION	City of Springdale, OH (Hamilton County)
BUILDING SIZE	374,475 SF (720' x 520')
OFFICE SIZE	1,506 SF
YEAR BUILT	2024
ACRES	25.89 Acres
CONSTRUCTION	Concrete Pre-cast; interior walls painted white
CLEAR HEIGHT	36'
ROOF	Single-ply, 45 mil TPO, R20 insulation, interior roof deck primed white
LIGHTING	LED and clerestory windows
ELECTRIC	(2) 1,000 amp, 277/480 volt, 3 phase
HVAC	High efficiency gas 80/20 ERU units
FIRE SUPPRESSION	ESFR
FLOORS	7" unreinforced concrete
BAY SIZE	31,000 SF (60' x 520')
COLUMN SPACING	60'w x 48'd typical; 60' x 60' speedbay
DOCK DOORS	(40) 9'x10' Total (Expandable to (59) with levelers, seals and bumpers
DRIVE-IN DOORS	(4) 12' x 14'
TRUCK COURT	185' Total; 60' Concrete apron
PARKING	364± Auto; 43 Trailer Parking
ELECTRIC/GAS	www.duke-energy.com
WATER	www.cincinnati-oh.gov/water
SEWER	www.msco.org
ZONING	Industrial - PUD

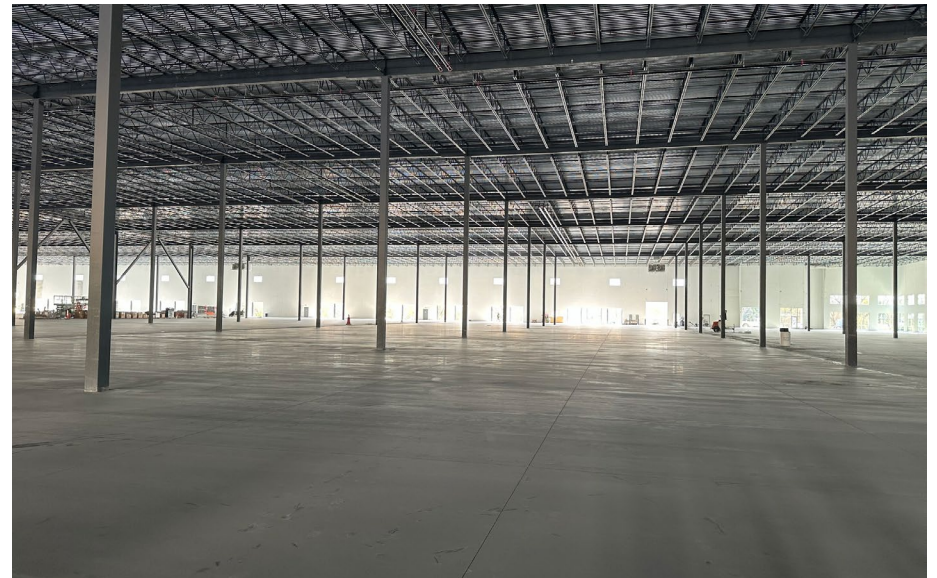
FOR LEASE: \$6.95/sf + \$2.75/sf OPEX



OFFICE PLAN



CONSTRUCTION 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



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

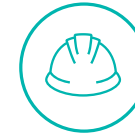


Downtown Columbus
90 Minutes

SPRINGDALE DEMOGRAPHICS (10 MILE RADIUS)



EST. POPULATION (2022)
652,615



LABOR FORCE POPULATION
512,607

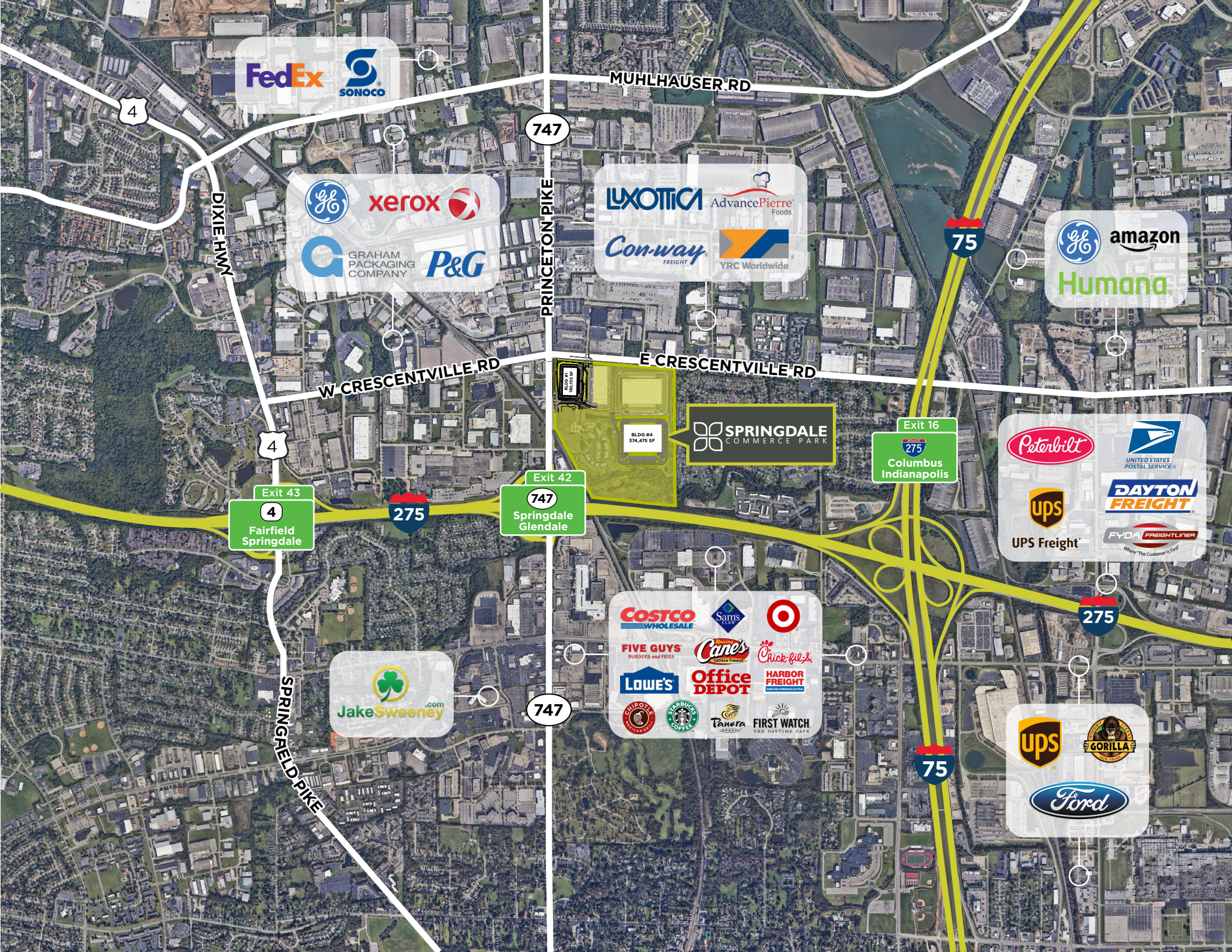


AVG HOUSEHOLD INCOME
\$99,304



UNEMPLOYMENT RATE
2.6%





FedEx **SONOCO**

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 **Cane's** **Chick-fil-A**
LOWE'S **Office DEPOT** **HARBOR FREIGHT**
CHIPOTLE MEXICAN BURRITOS **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



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