



11407-11415 CENTURY CIRCLE W

SPRINGDALE, OH 45246

AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS



29,484 SqFt

- Located in Springdale within minutes of I-75/I-275
- Numerous restaurants and amenities in immediate proximity
- Multiple loading dock doors
- Racking available in the vacant suite if needed
- Lease rate: \$6.50/SF NNN + \$1.00/SF OpEx
- Sale Price: \$2,450,000 (\$82/SqFt)



CLICK HERE FOR AERIAL VIDEO

BUILDING DETAILS

Total SqFt:	29,484
Warehouse SqFt:	20,701
Office SqFt:	8,783
Acreage:	2.497 acres
Clear Height:	14'
Year Built:	1973
Type Construction:	Metal and concrete block, insulated
Lighting:	T-5's
Column Spacing:	25'x40'
Dock doors:	Six (6) - 8'x8', (4) with EOD's
Drive-in doors:	Two (2): One (1) 11' x 14' and One (1) 8' x 12' on side of building
Sprinkler:	None
Electrical Service:	240-volt, 3-phase, 600-amps
Bridge Cranes:	None
Heat:	Natural gas fired units heaters
Roof:	Rubber membrane
Truck court:	Approximately 105' with asphalt
Parking Lot:	Twenty-Five (25) spaces
Restrooms:	Four (4) sets
Assessed Valuation:	\$943,060 (\$32/SqFt)
Annual Property Taxes:	\$22,902 (\$0.77/SqFt)
Hamilton County Parcel ID's:	599-0020-0066-00

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BUILDING AVAILABILITY



LEASE AREA DETAILS

Available SqFt:	9,805	Drive-in door:	One (1) - 8' x 12' on side of building
Warehouse SqFt:	8,460	Sprinkler:	None
Office SqFt:	1,345	Electrical Service:	240-volt, 3-phase, 600-amps
Additional Separate Office:	Approximately 2,220 sqft in a separate suite that can be made available	Heat:	Natural gas fired unit heaters
Clear Height:	14'	Roof:	Rubber membrane
Year Built:	1973	Truck court:	Approximately 105' with asphalt
Type Construction:	Metal and concrete block, insulated	Parking Lot:	12-15 striped spaces
Lighting:	T-5's	Assessed Valuation:	\$943,060 (\$32/SqFt)
Column Spacing:	25'x40'	Annual Property Taxes:	\$22,902 (\$0.77/SqFt)
Dock door:	Four (4), 3 with EOD Levelers	Hamilton County Parcel ID's:	599-0020-0066-00

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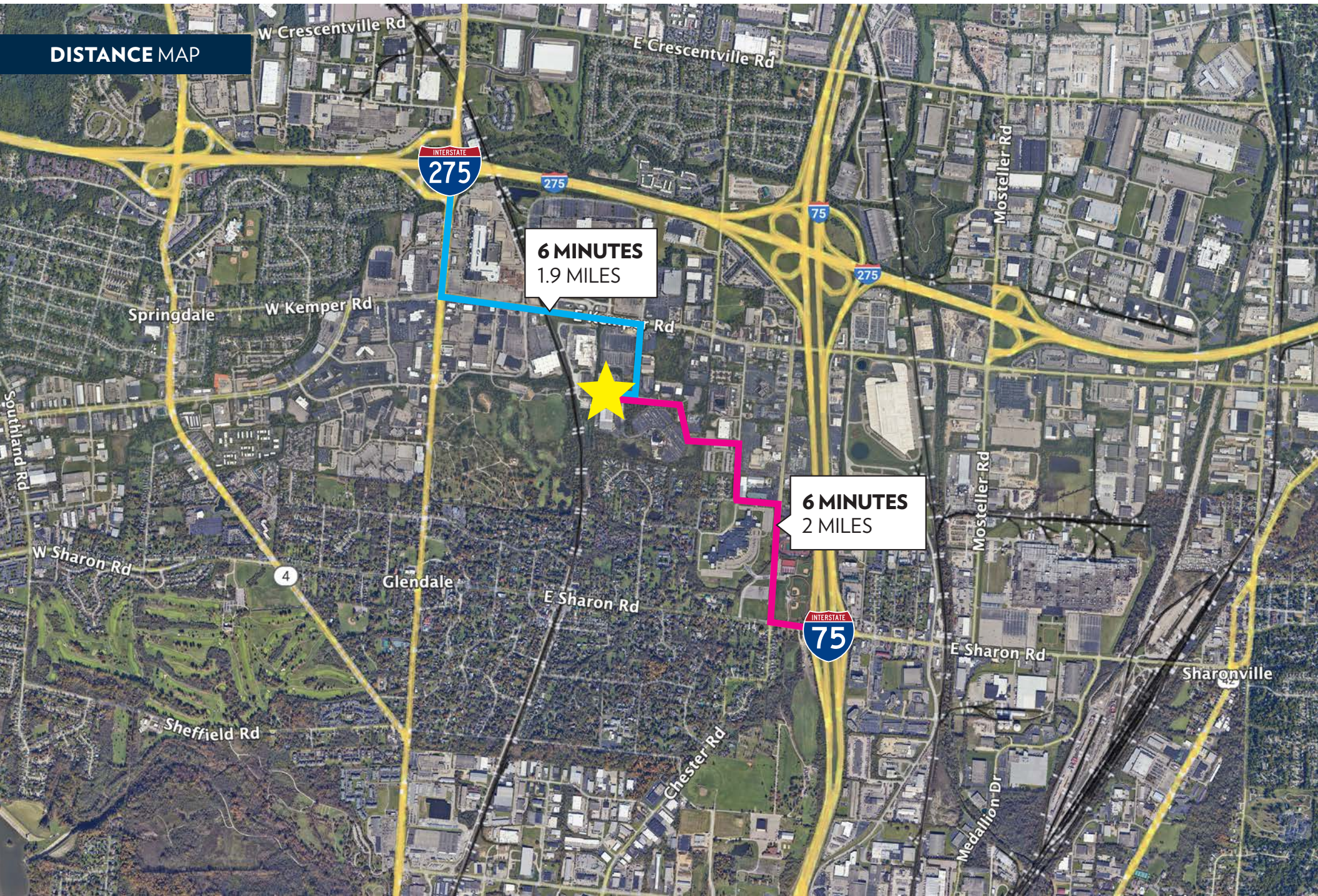
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DISTANCE MAP



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PARCEL OUTLINE



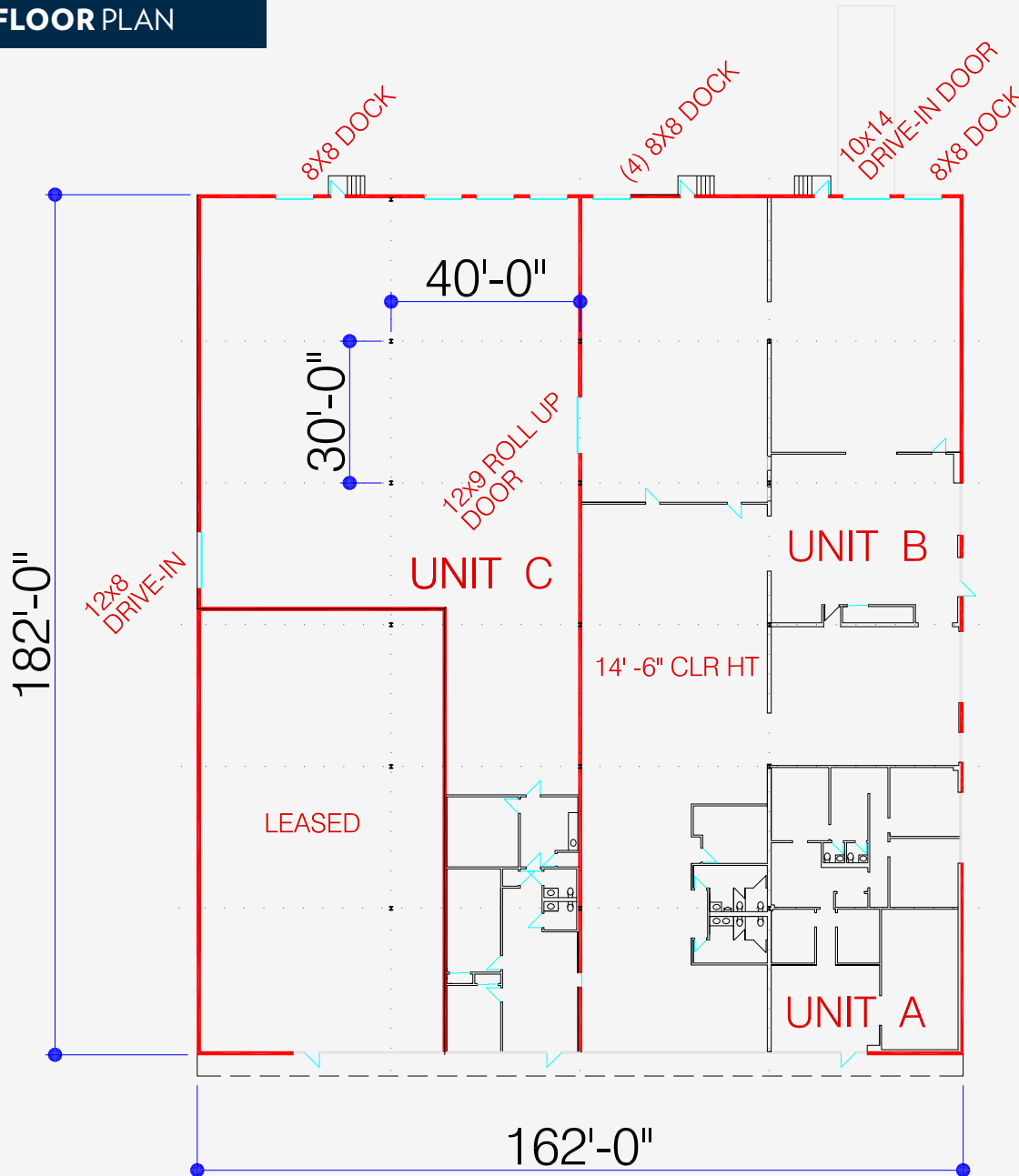
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FLOOR PLAN



11407-15 Century Circle West
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UNIT A	
OFFICE	2,501 SF
WHSE	0 SF
TOTAL	2,501 SF

UNIT B	
OFFICE	0 SF
WHSE	12,241 SF
TOTAL	12,241 SF

UNIT C	
OFFICE	1,345 SF
WHSE	8,460 SF
TOTAL	9,805 SF

TOTAL BUILDING	
OFFICE	3,846 SF
WHSE	8,460 SF
LEASED	4,937 SF
TOTAL	29,484 SF

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