



# 11407-11415 CENTURY CIRCLE W

## SPRINGDALE, OH 45246

AVAILABLE FOR SALE OR LEASE

© 2024 SqFt Commercial LLC. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. SqFt Commercial and the SqFt Commercial logo are service marks of SqFt Commercial, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**Rod MacEachen**  
(513) 675-5764  
Rod@SqFtCommercial.com

**Roddy MacEachen, SIOR**  
(513) 739-3985  
Roddy@SqFtCommercial.com

**Jared Wagoner, SIOR**  
(812) 890-1768  
Jared@SqFtCommercial.com

**Amy Castaneda**  
(503) 310-9768  
Amy@SqFtCommercial.com

**Sarah Kern**  
(513) 426-4864  
Sarah@SqFtCommercial.com

**Stacey Johnson**  
(513) 258-5255  
StaceySellsCincy@Gmail.com

# 11407-11415 CENTURY CIRCLE W

SPRINGDALE, OH 45246

INFO@SQFTCOMMERCIAL.COM

(513) 843-1600

[SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



## PROPERTY HIGHLIGHTS



### 9,805 SqFt Available For Lease

- 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](#)

## LEASE AREA DETAILS

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

# 11407-11415 CENTURY CIRCLE W

SPRINGDALE, OH 45246

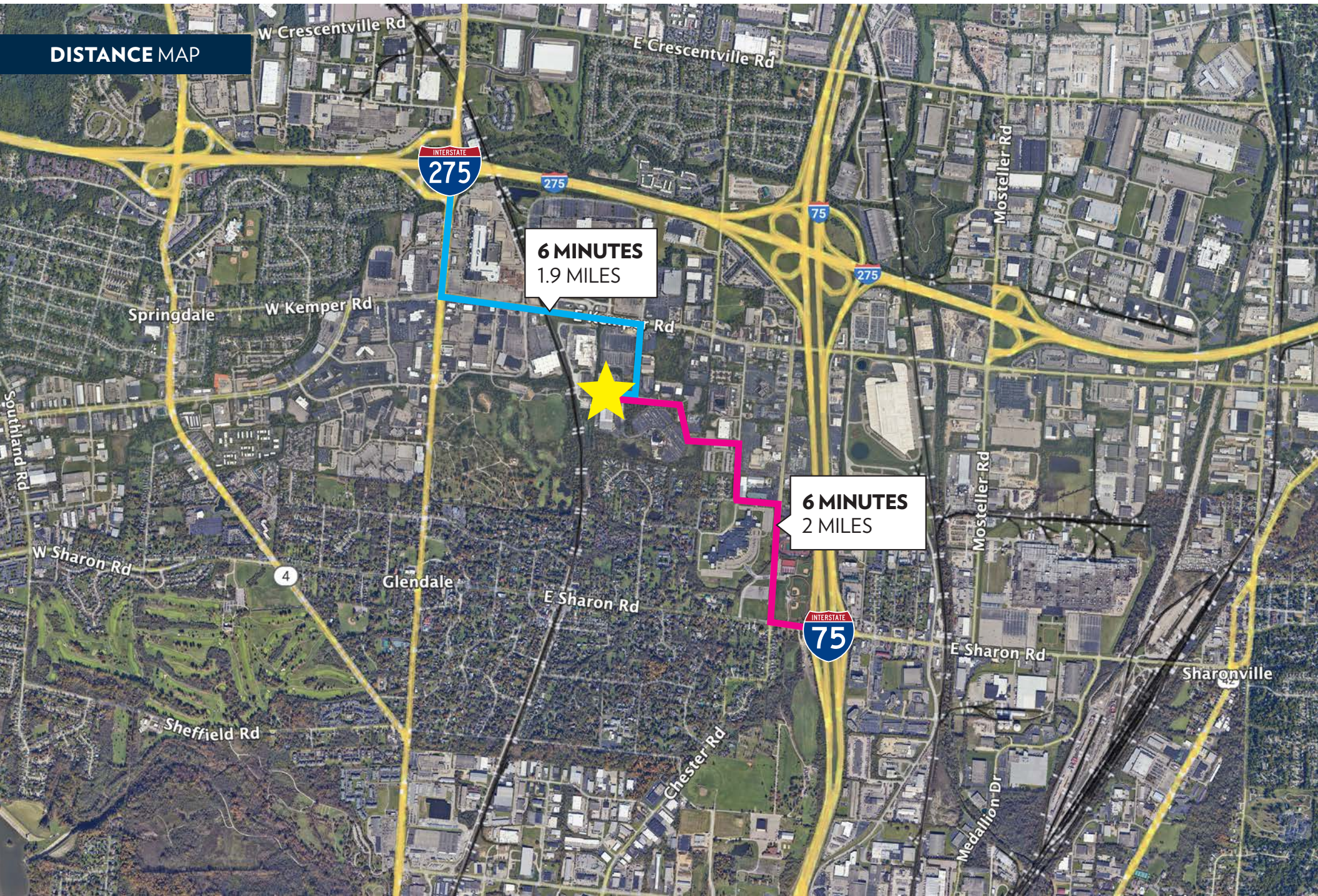
INFO@SQFTCOMMERCIAL.COM

(513) 843-1600

SQFTCOMMERCIAL.COM



## DISTANCE MAP



6 MINUTES  
1.9 MILES

6 MINUTES  
2 MILES

# 11407-11415 CENTURY CIRCLE W

SPRINGDALE, OH 45246

[INFO@SQFTCOMMERCIAL.COM](mailto:INFO@SQFTCOMMERCIAL.COM)

(513) 843-1600

[SQFTCOMMERCIAL.COM](http://SQFTCOMMERCIAL.COM)



PARCEL OUTLINE



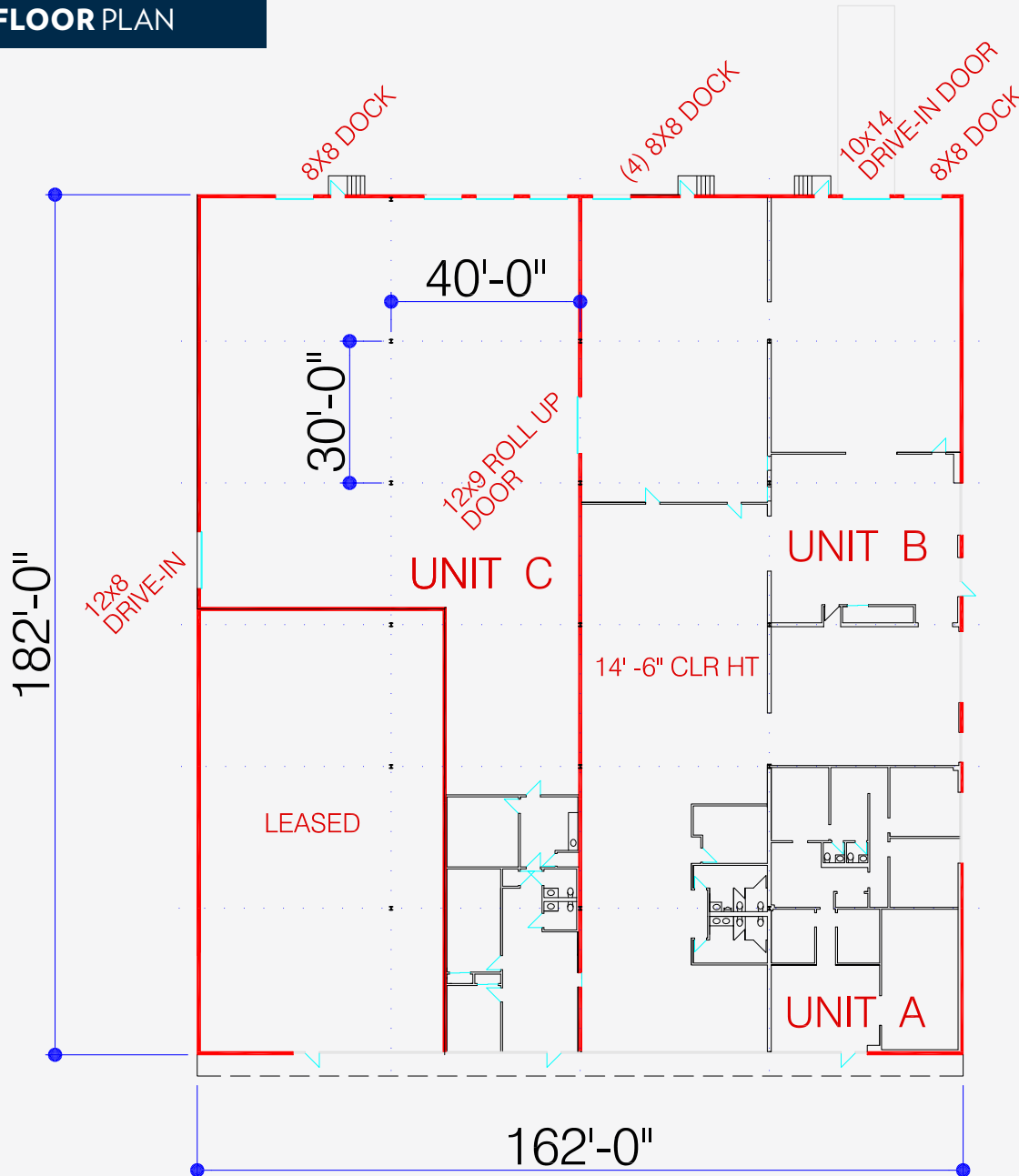
# 11407-11415 CENTURY CIRCLE W

SPRINGDALE, OH 45246

INFO@SQFTCOMMERCIAL.COM  
 (513) 843-1600  
 SQFTCOMMERCIAL.COM



## FLOOR PLAN



11407-15 Century Circle West  
 SPRINGDALE, OH 45246



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

# 11407-11415 CENTURY CIRCLE W

SPRINGDALE, OH 45246

INFO@SQFTCOMMERCIAL.COM  
(513) 843-1600  
SQFTCOMMERCIAL.COM

