





BUILDING #1

45,000 - 180,103 SF New Class A Bulk Distribution

READY FOR OCCUPANCY!

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LOCATION City of Springdale, OH (Hamilton County)

BUILDING SIZE 180,103 SF (300' x 600')

OFFICE SIZE 1,506 SF

YEAR BUILT November 2023

ACRES 10.37 Acres

CONSTRUCTION Concrete Pre-cast; interior walls painted white

CLEAR HEIGHT 32^t

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 (18) 9'x10' Total (Expandable to (28) with levelers,

seals and bumpers

DRIVE-IN DOORS (4) $12' \times 14'$

TRUCK COURT 130' Total; 60' Concrete apron

PARKING 248± Auto Spaces

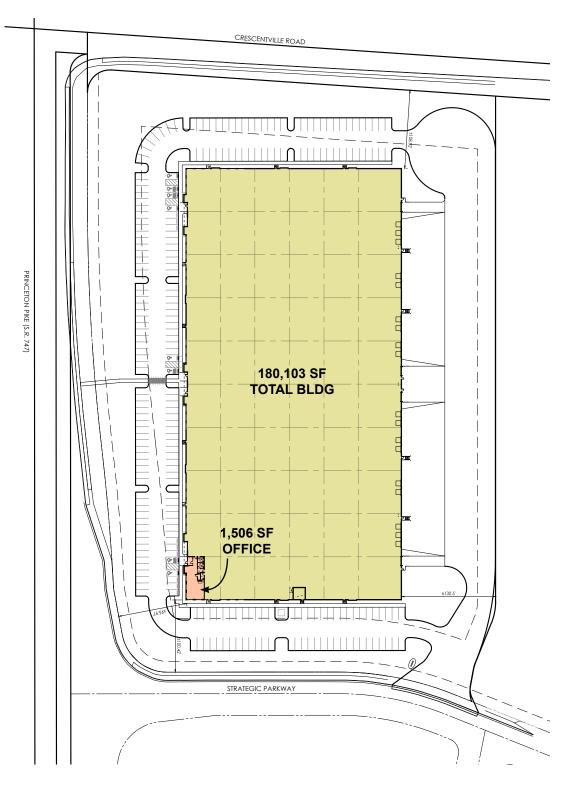
ELECTRIC/GAS www.duke-energy.com

WATER www.cincinnati-oh.gov/water

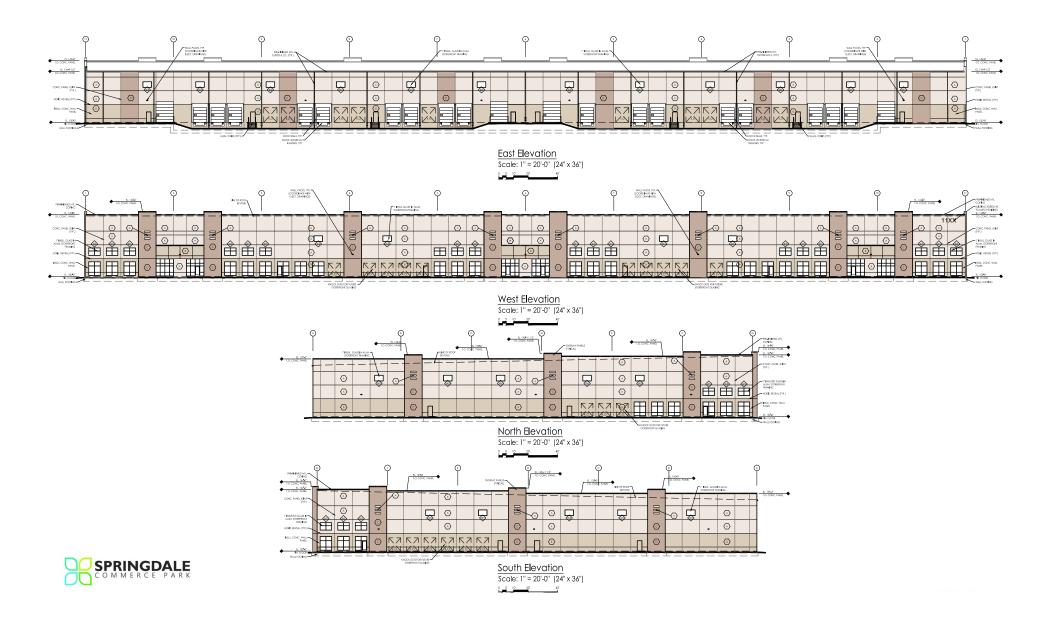
SEWER www.mscd.org

ZONING Industrial - PUE

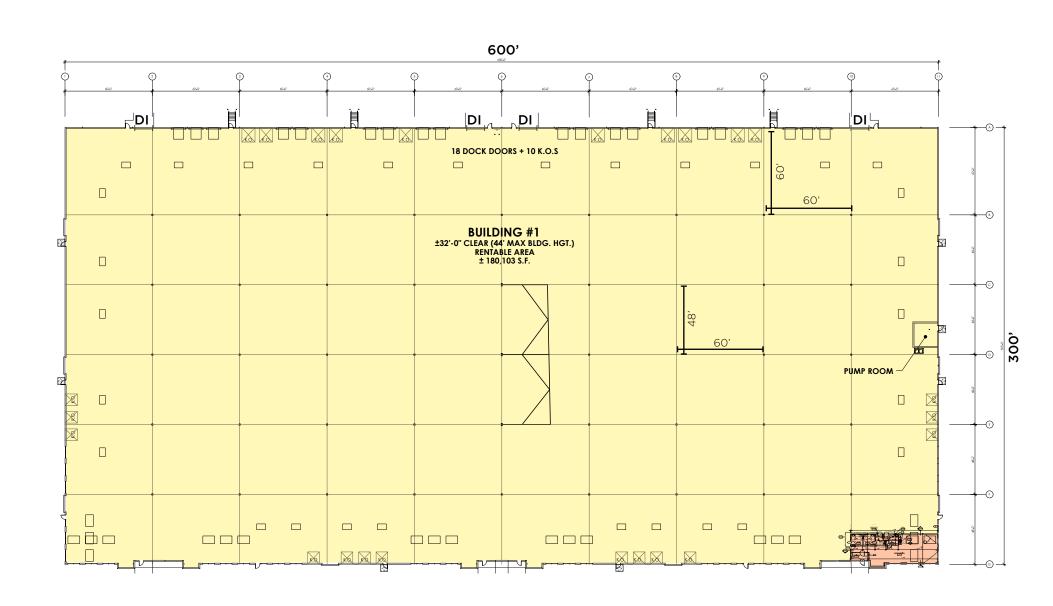
FOR LEASE: \$7.95/sf + \$2.77/sf OPEX



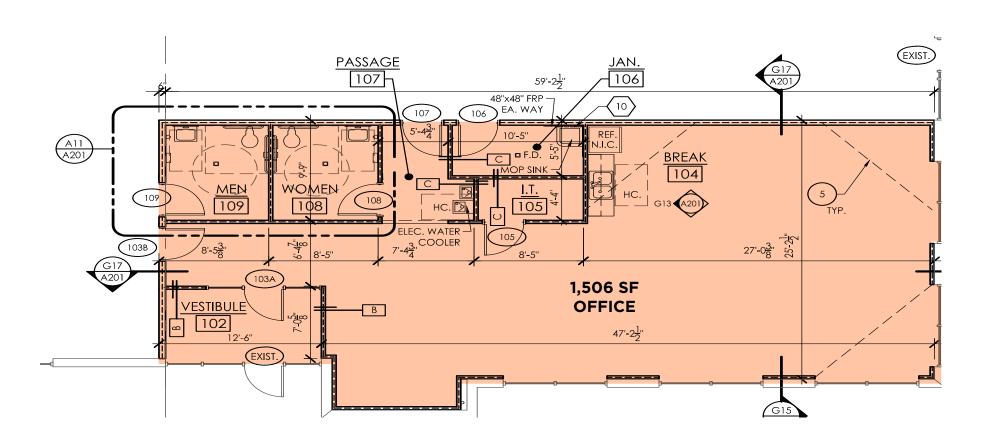
BUILDING OD ELEVATIONS







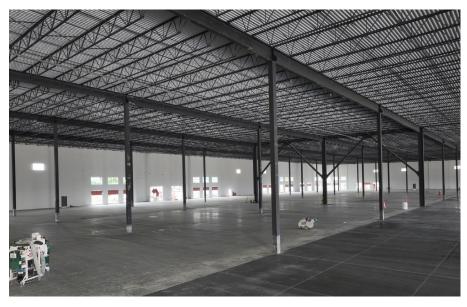




CONSTRUCTION DO PHOTOS











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



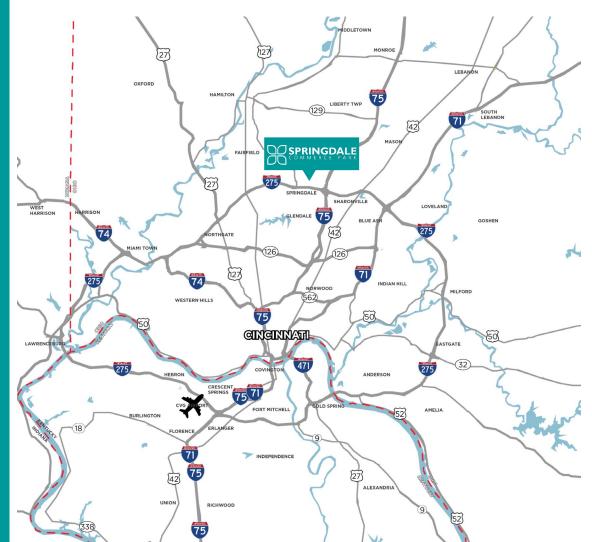
LABOR FORCE POPULATION 512,607

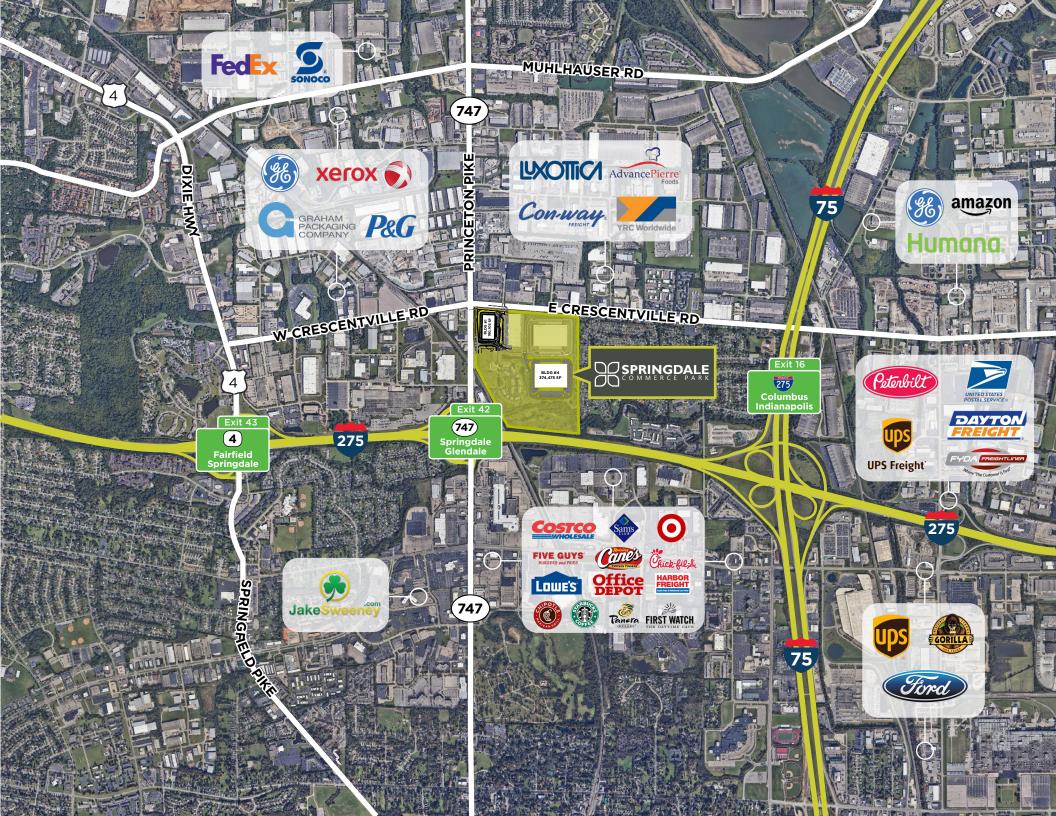


\$99,304



2.6%







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